



PERRAN-AR-WORTHAL

NEIGHBOURHOOD PLAN

2021 to 2030

Referendum Version August 2022



Perranarworthal Parish Council

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This is the 'Consultation Draft' of the Perranarworthal Parish Neighbourhood Development Plan, following community consultations in 2018 and 2019.

The Perranarworthal Parish Neighbourhood Development Plan has been prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004, the European Directive 2001/42 on Strategic Environmental Assessment and the EU Directive 92/43 on Habitats Regulations Assessment. It is required to take into account the National Planning Policy Framework (NPPF) 2019 and the adopted Cornwall Local Plan 2016. It must also take into account the advice given in the National Planning Policy Guidance (NPPG)

Abbreviations Used in this Neighbourhood Plan

NPPF —National Planning Policy Framework

NPPG - National Planning Policy Guidance

CLP —Cornwall Local Plan

CC —Cornwall Council

DPD —Cornwall Local Plan Allocations Development Plan Document

NDP —Neighbourhood Development Plan

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PERRAN-AR-WORTHAL

NEIGHBOURHOOD PLAN



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Foreword

It gives me great pleasure to introduce the draft Perranarworthal NDP. It has been a long and challenging process to get to this point, not least because of the Corona virus pandemic. It has been a true community effort and my fellow steering committee members extend heartfelt thanks to all of you who have helped us. The community has given many thousands of hours to arrive at this point, from the volunteers leading the working groups, to taking the minutes, sharing mapping skills, carrying out landscape characterisations, all the way through to answering our survey questions and returning the postcards.

The journey started back in 2016 with the late Ted Moir, and there wouldn't be a NDP without him, the steering committee has had volunteers come and go, thank you every one of you who has given us your time and expertise.

The NDP is a community led vision of what we want from Perranarworthal in the future, it can help to safeguard what is precious to us and enhance our environs. I hope that the Plan we have written will help inform decisions on development and the community projects identified from the working groups.

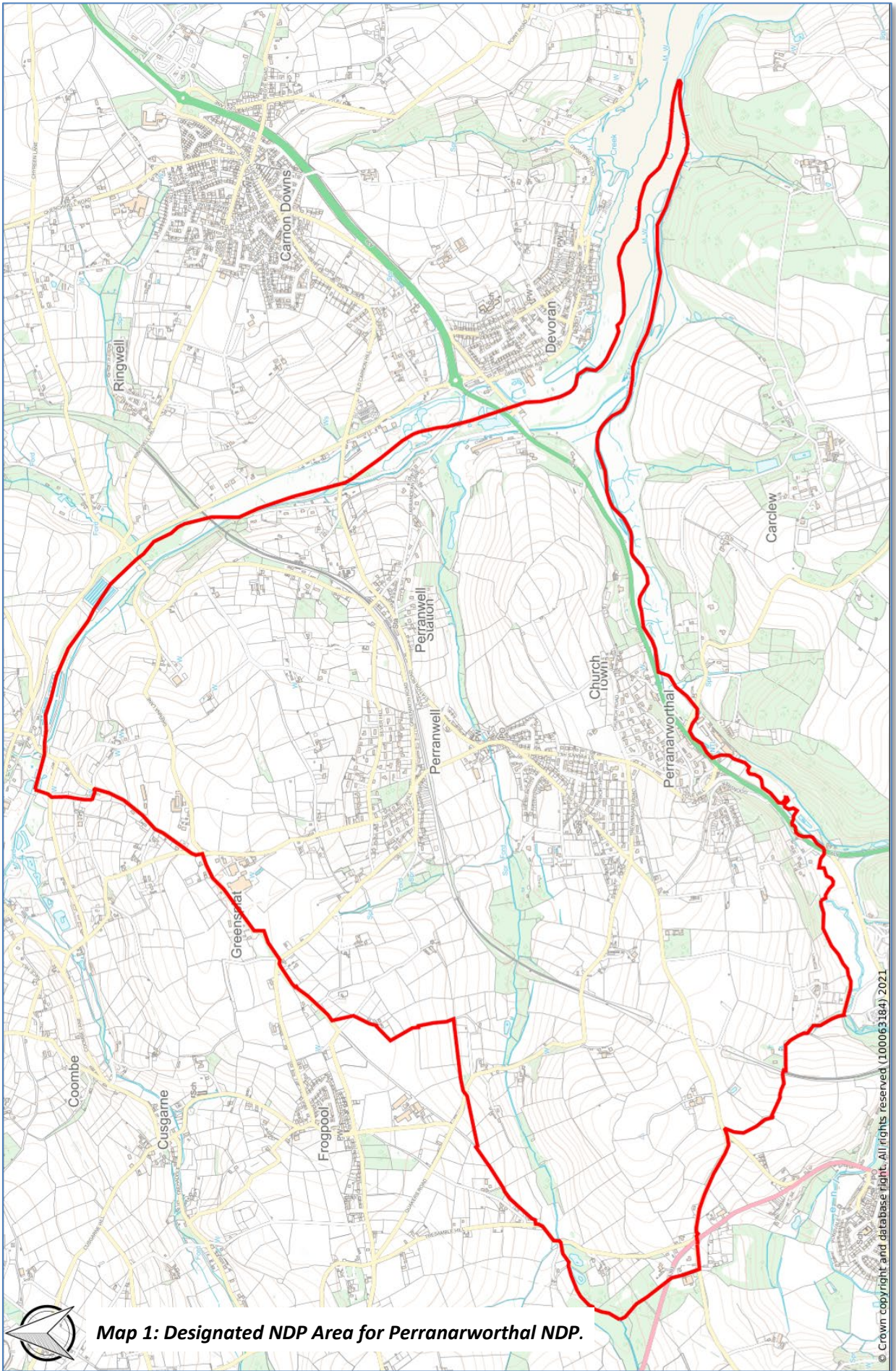
When eventually it is adopted and becomes part of the Planning system, I trust the Parish Council will strive to keep it updated.

I am proud of all who have contributed and what we've achieved.

Helen Pettett Chair of Perranarworthal NDP Steering group

1. Introduction

- 1.1 This document is the Referendum version of the Perranarworthal Neighbourhood Development Plan (NDP). It presents the Vision and Objectives over the period of the plan until 2030, and the policies which seek to deliver the requirements of the community
- 1.2 Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan: Strategic Policies Development Plan Document (CLP), to give an extra level of detail at the local level. The Perranarworthal NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community.
- 1.3 Perranarworthal NDP runs in tandem with the Local Plan. It is appropriate that it should have the same end period and therefore it will be reviewed and updated before 2030 to take into account the Local Plan for the post 2030 period which will be emerging at that time. The Parish Council may however decide it is necessary to update the NDP at an earlier date if local circumstances warrant any earlier review.
- 1.4 This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed on our website:
<https://perranarworthalplan.org/>
- 1.5 A glossary and abbreviations section is included at the back of this document for reference (Section 9).
- 1.6 The Perranarworthal NDP area was formally designated on 16th April 2018 by Cornwall Council. It covers the entire area of the Parish as shown in Map 1.
- 1.7 Perranarworthal is situated in mid Cornwall and is part of the Falmouth and Penryn Community Network Area (CNA).
- 1.8 The community of Perranarworthal have decided to develop a NDP in order to:
 - Protect and enhance the key aspects of the Parish character that are valued by the local community, including the countryside and landscape, biodiversity, its heritage and its peace and tranquility.
 - Provide for a limited amount of new housing to meet local needs and demand.
 - Maintain and enhance the quality of design of all future development and change within the plan area.
 - Retain and support the enhancement of services, facilities and amenities to meet the needs of local people
 - Ensure that employment needs of families and young people continue to be supported.
- 1.9 It was agreed by the Parish Council that the process of an NDP provided the community with an opportunity to shape future development within the parish. It also offers the community a chance to have its say and it was hoped that there would be other spin-off community benefits. These might include things such as increased communication between the Parish Council and the community, planning support for community projects and possible new community initiatives such as enhanced facilities (transport, the village hall, play and sports facilities). The NDP also provides an opportunity for young people to have their say in future provision for their needs as they grow up in the Parish.
- 1.10 Once adopted by Cornwall Council (CC) the planning policies presented in the NDP will help to positively plan for the future of Perranarworthal and will be used to provide clarity on the community's needs and aspirations that can be acted upon by CC planning officers and Councillors, landowners and developers through the development process.



2. Perranarworthal NDP – The Preparation Process

Getting this far:

- 2.1 The preparation of the NDP has been led by the Perranarworthal NDP Steering Group. This group comprises Parish Council representatives and volunteer members of the local community, all of whom have put many hours work into its production.
- 2.2 The preparation of the NDP has been informed throughout by consultations that have taken place over the last three years, and engagement of local residents in developing its contents. These have included:
 - Parishioners Survey 2016
 - Public consultation meeting, December 2017
 - NDP survey 2018
 - Affordable Housing Survey 2018
 - Local Business Survey 2018
 - A Youth Survey
 - A Postcard Survey carried out during the COVID period
 - Regular updates in the *Perran News*
 - The creation of a dedicated website <https://perranarworthalplan.org/> which explains the background to the Plan, includes a full copy of the Neighbourhood Plan and the evidence base which supports it.
- 2.3 The outcomes of the various consultations have highlighted the key priorities set out in paragraph 1.8 above.
- 2.4 The draft Perranarworthal NDP was published for consultation with the local community on 15th May 2021. There was a lot of interest in the draft Neighbourhood Development Plan as people understood that it will have a lasting impact on our community. The Steering Group decided that the consultation period should be extended from six weeks to nine, lasting until 17 July, to allow more time for comments. You can see the consultation draft Plan by clicking this link: [Consultation NDP](#).
- 2.5 All the comments made on the draft Plan were considered by the Steering Group through a series of meetings in August to September 2021. The Steering Group carefully studied each comment made and prepared recommendations to Perranarworthal Parish Council as to how the draft Plan should be amended in the light of what people had said.
- 2.6 The NDP was then approved by Perranarworthal Parish Council and formally submitted to Cornwall Council, which is the Local Planning Authority for the area. Cornwall Council carried out legal and procedural checks on the Plan, and arranged a further period of consultation, lasting 6 weeks.
- 2.7 The comments made at this stage were passed to an Independent Examiner appointed jointly by Cornwall and the Parish Council, who considered them when making an Examination of the Plan to check that it conforms to the 'Basic Conditions' [ie the rules], for neighbourhood planning.
- 2.8 The Independent Examiner made a report to Cornwall Council in July 2022 saying that the Plan conforms to the Basic Conditions, and recommending some changes necessary to it to make the Plan compliant. Cornwall Council has considered that report and is satisfied that the Plan is fit to go forward for a Referendum of everyone on the electoral role in the Plan's designated area.
- 2.9 At the referendum, the community will be asked whether or not the Plan should be used when considering planning applications. It will be a simple majority vote and is binding. If the Neighbourhood Development Plan is supported in the referendum, Cornwall Council will formally adopt it after which it *must, by law* be taken into consideration when Planning Officers and Councillors determine future Planning Applications.

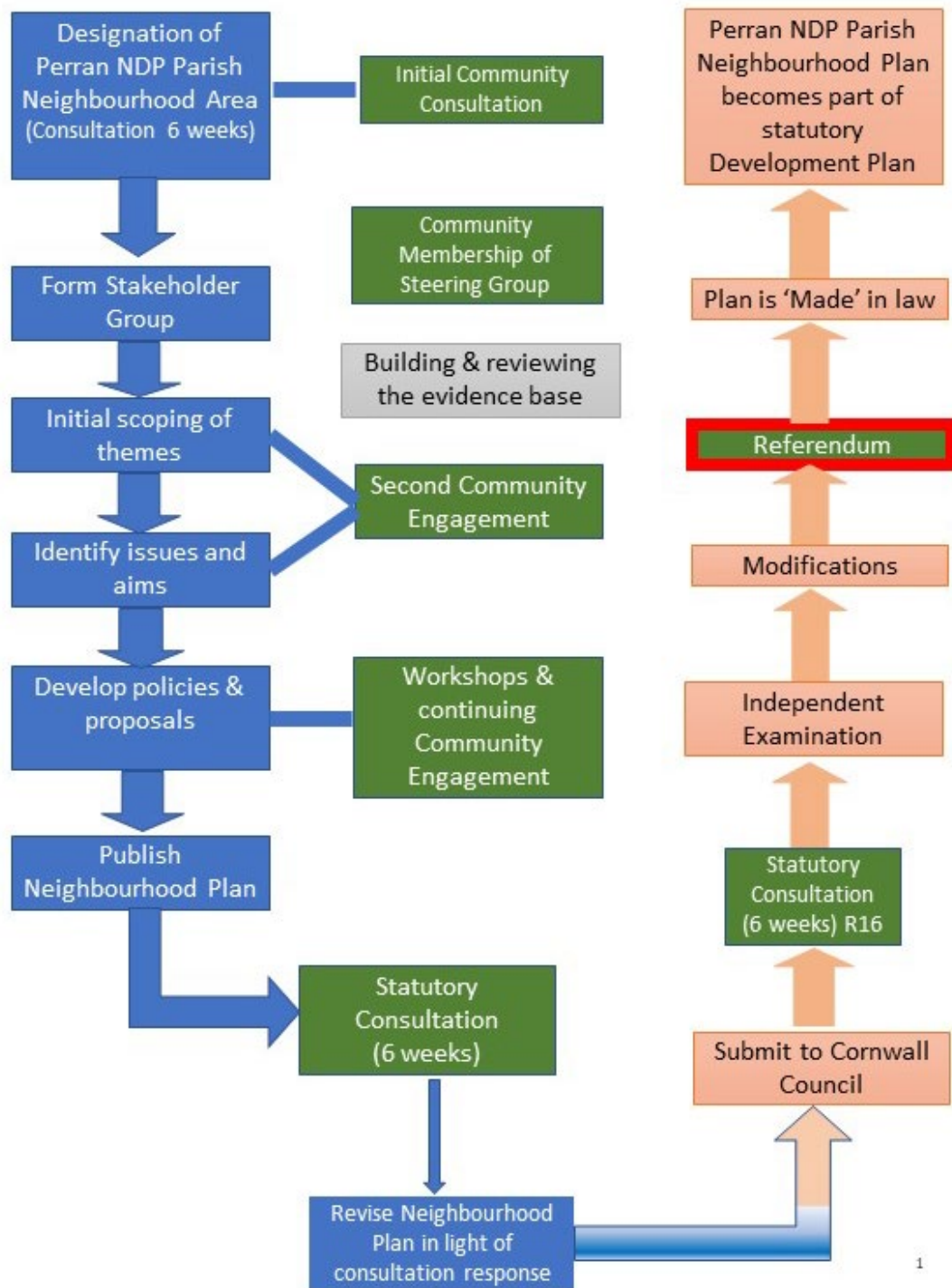


Figure 1: The Neighbourhood Planning Process

3. NDP Sustainability Appraisal

3.1 In order to ensure that the plan considers environmental, social and economic issues, the Perranarworthal NDP Steering Group are, during the NDP's emergence, conducting a light touch Sustainability Appraisal. The Appraisal will consider the Perranarworthal NDP Vision, Objectives and Policies against 19 key sustainability objectives. These are:

- | | |
|-------------------------------|-------------------------------------|
| 1. Climatic Factors | 11. Design |
| 2. Waste | 12. Social Inclusion |
| 3. Minerals and Geo-diversity | 13. Crime and Anti-social behaviour |
| 4. Soil | 14. Housing |

- | | |
|--------------------------|----------------------------------|
| 5. Air | 15. Health, Sport and Recreation |
| 6. Water | 16. Economic Development |
| 7. Biodiversity | 17. Education and Skills |
| 8. Landscape | 18. Transport and Accessibility |
| 9. Maritime | 19. Energy |
| 10. Historic Environment | |

- 3.2 The Sustainability Appraisal presents a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes of the NDP for Perranarworthal. The Sustainability Checklist document is published alongside other supporting information at <https://perranarworthalplan.org>
- 3.3 As part of the process, Cornwall Council were asked to conduct a Strategic Environmental Assessment [SEA] Screening of the NDP. This found that a formal Strategic Environmental Assessment or Habitats Regulations Impact Assessment are not required.

4. Evidence Base

- 4.1 Perranarworthal Parish NDP is supported by an evidence base which justifies the proposals and policies within the Plan. The evidence base comprises:
- The National Planning Policy Framework and other national or regional documents related to it, with which the NDP must conform
 - The Cornwall Local Plan
 - The physical, factual and statistical data about the area and its community,
 - The aspirations expressed by the community through engagement in the preparation of the Neighbourhood Development Plan.
- 4.2 This evidence has been analysed carefully and drawn upon behind the policies in the draft neighbourhood plan.
- 4.3 The 'Evidence Base Report' Document which accompanies the NDP presents summary outcomes from analysis of the evidence, and is detailed within 8 themed sections:
- Our Community
 - Housing
 - Economic Development and Employment
 - Infrastructure and Community Facilities
 - Green Infrastructure and Biodiversity
 - Landscape, Heritage and Design
 - Accessibility and transport
 - Climate Change
- 4.4 It also refers the reader to the actual evidence documents, which include:
- Local Landscape Character Assessment
 - Historic Environment Report
 - Housing Needs Survey
 - Design Guidance
 - Settlement Development Boundary Report
 - Local Green Spaces Report

- 4.5 All supporting documents and evidence base are made available at <https://perranarworthalplan.org>. After each section of this NDP a hyperlink to the relevant Evidence Base section is given.
- 4.6 The following paragraphs draw out the key issues, implications and conclusions arising from the evidence base, upon which the NDP is based.

National Planning Policy Framework and Cornwall Local Plan.

- 4.7 As noted earlier, the Perranarworthal NDP must be in conformity with the National Planning policy Framework (NPPF) and the Cornwall Local Plan (CLP). These establish that the NDP must deliver ‘sustainable development’ The objective of sustainable development can be summarised as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’ (Resolution 42/187 of the United Nations General Assembly).
- 4.8 **National Planning Policy Framework 2021:** At the heart of the NPPF is the ‘presumption in favour of sustainable development’ identifying three interdependent roles – economic, social and environmental – delivered through the preparation and implementation of Plans. This means that planning strategies such as our Neighbourhood Development Plan must help to deliver sustainable development. This means taking a very careful approach so that we can meet our present day needs while not compromising the needs of future generations. The NPPF sets out sustainable development objectives to which all planning must respond (see Figure 2 below).
- 4.9 **Cornwall Local Plan 2016.** The strategic policies covering the Perranarworthal Parish are contained in the Cornwall Local Plan (CLP). Enabling sustainable development is also the main purpose of the Local Plan which aims to ‘Achieve a leading position in sustainable living’.... through ‘a balance of decisions around economic, social and environmental issues’. The Cornwall Local Plan Strategic Policies document interprets the NPPF at a county-wide strategic level, and so is the most important part of the town and country planning context for the Perranarworthal Neighbourhood Development Plan.
- 4.10 The **Cornwall Climate Emergency Development Plan Document [CEDPD]** is an extension to the Local Plan which is being prepared to bring forward more specifically focused policies dealing with the causes and impacts of the climate crisis. The CEDPD will be fully in place before 2023. Its proposed policies include additional strong measures that will help the local community to tackle the causes and effects of the climate crisis.

FIGURE 2: SUSTAINABILITY PRINCIPLES SET OUT IN THE NPPF (2021) AND CORNWALL LOCAL PLAN (2016)

NPPF 2021

Economic objective: to help build a strong, responsive and competitive economy

Social objective: to support strong, vibrant and healthy communities

Environmental objective: to protect and enhance our natural, built and historic environment

- ***Delivering a sufficient supply of homes***
- ***Building a strong competitive economy***
- ***Ensuring the vitality of town centres***
- ***Promoting healthy and safe communities***
- ***Promoting sustainable transport***
- ***Supporting high quality communications infrastructure***
- ***Making effective use of land***
- ***Achieving well-designed places***
- ***Meeting the challenge of climate change, flooding and coastal change***
- ***Conserving and enhancing the natural environment***
- ***Conserving and enhancing the historic environment***

Cornwall Local Plan 2016

Theme 1: To support the economy

- Remove unnecessary barriers to jobs, business and investment and support both new business and the traditional industries of fishing, farming and minerals.
- Enhance the cultural and tourist offer in Cornwall as a year-round destination for tourism and recreation.
- Provide and enhance retail provision that adds to economic growth and better economic performance.

Theme 2: To enable self-sufficient and resilient communities.

- Meet housing need for everyone in the community, supported by local community facilities.
- Provide for jobs and deliver homes locally to meet needs, where they can best support the role and function of local communities as well as allow for further change and adaptation.
- Ensure that infrastructure is provided that will enable development to benefit the local community.

Theme 3: To promote good health and wellbeing for everyone.

- Meet local needs for community, cultural, social, retail, health, education, religious, and recreational facilities, to improve quality of life and reduce social exclusion.
- Promote development that contributes to a healthy and safe population by opportunities for walking and cycling and appropriate levels of open space and the protection and improvement of air quality.

Theme 4: To make the most of our environment.

- Make the best use of our resources by:
 - Reducing energy consumption while increasing renewable and low carbon energy production.
 - Maximising the use of previously used land.
 - Supporting local food production.
 - Increasing resilience to climate change
- Enhance and reinforce local natural, landscape and historic character and distinctiveness and raise the quality of development through:
 - Respecting the distinctive character of Cornwall's diverse landscapes;
 - Maintaining and enhancing an effective network of open space and environmental stewardship for our ecosystems services network for food production, flood control and wildlife.
 - Excellence in design to maintain the distinctive character and quality of Cornwall.

4.11 As well as a range of general strategic policies the Cornwall Local Plan includes specific objectives relating to the Falmouth and Penryn Community Network Area, of which Perranarworthal is part. (see Figure 3 below).

Figure 3: Cornwall Local Plan 2016 Objectives for Falmouth and Penryn Community Network Area.

Objective 1 – Housing Growth - Manage the location and distribution of housing growth and the delivery of an appropriate mix of housing.....development in the villages should focus on meeting affordable housing needs.

Objective 2 – Employment - Encourage employment opportunities, particularly in relation to the Universities at Falmouth and Penryn, Falmouth Docks / Port of Falmouth and tourism.

Objective 3 – Falmouth Town Centre - Maintain Falmouth as a strategic shopping centre...

Objective 4 – Community Services and Facilities - Improve community services and facilities to overcome current shortfalls within the existing community and to meet further demand resulting from growth.

Objective 5 – Sport, Leisure and Tourism - Consider the location of sports and leisure facilities, harnessing the full potential of the waterfront and its opportunities for employment, leisure and tourism.

Objective 6 – Transport Infrastructure - Ensure that transport infrastructure, including essential car parking and sustainable transport modes, is adequate to support growth. This includes tackling issues of congestion such as at key junctions as well as improving accessibility to local services and facilities

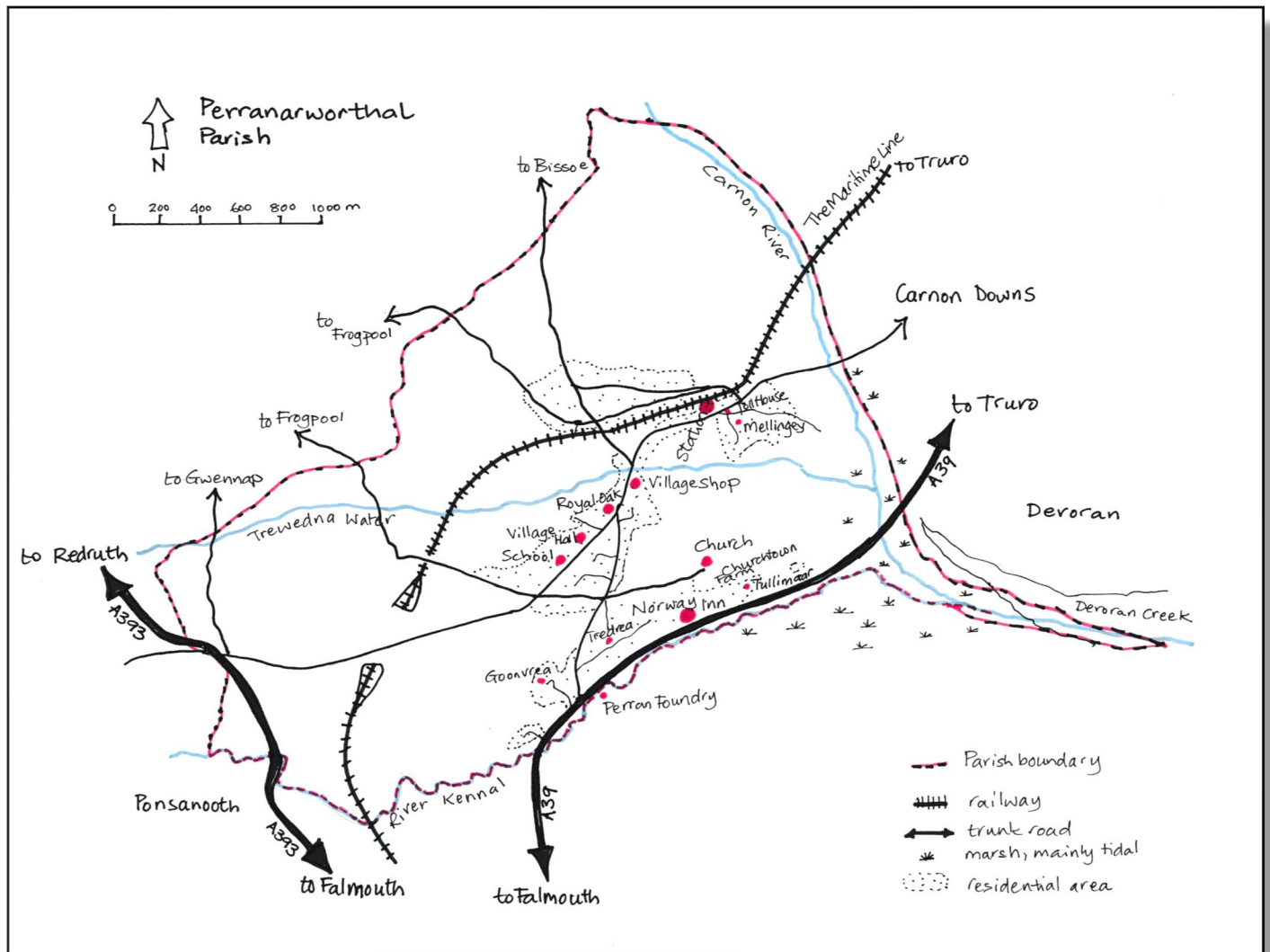
Objective 7 – Economic Development, Environment and Coast - Provide a strategic framework to balance economic development, maritime industries, access to the coast, flood risk management and protection of the

environment, including respecting the natural environment within the towns and the rest of the community network area. Address the relationship between Falmouth and Penryn, and around the villages within the community network area, to preserve their separate identities.

- 4.12 Para 13 of the NPPF says that ‘...*Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies*’. Para 29 of the NPPF says that ‘**Neighbourhood planning gives communities the power to develop a shared vision for their area**’ and can ‘*shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.*’ However, it is very clear that ‘*Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies*’. Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

Physical, Factual and Statistical Background

- 4.13 Perranarworthal Parish is a relatively small parish, approximately seven and a half square kilometres in area (slightly less than three square miles) rising from sea level on the south-east to its highest point at 94m (308ft). It is located on gently rolling farming country at the head of the Carrick Roads - a major estuary on Cornwall’s south coast. Numerous rivers and streams flow into the estuary including the Carnon and Kennall Rivers which form the eastern and southern boundaries of the parish. Between them the Trewedna stream flows west to east via Perranwell village to the Carnon Valley below effectively dividing the parish into northern and southern halves. Overall, the parish is rural in character and almost entirely enclosed by field systems defined by Cornish hedges and hedgerows, on anciently enclosed land or areas of more recent enclosure.
- 4.14 The Parish has four main areas of settlement, Perranwell, Greenwith, Tarrandean, Churchtown and Perranwharf with a population of 1,550. At the time of the 2011 Census there were about 720 dwellings, of which 700 were occupied households. Some 83.5% of these were owner-occupied (compared to 63.3% nationally), 6% social housing (17.7% nationally), and 8.3% private rented (16.8% nationally). About 30% were single person households (30.2% nationally), and 65.5% one family households (61.8% nationally). As many as 46% of households had no employed residents (33.3% nationally) and 25% had one or more persons with a long-term health problem or disability (25.7% nationally). Only 61.4% of residents are economically active (compared to 69.9% nationally), with 28.2% retired (13.2% nationally). A significant proportion were aged 65 or over (31% (compared to 16.4% nationally). In terms of ethnic mix 99.1% were white, (85.4% nationally). About 64.3% professed to be Christian (compared to 59.4% nationally).
- 4.15 Some 15.2% of residents were self-employed, (compared to 9.8% nationally) and 41.3% had level 4 or above qualifications (27.4% nationally). Those in employment worked mostly in human health and social care categories (19.3%/12.4%), wholesale and retail trade (13.1%/15.9%) and education (10%). About 17.2% held higher managerial, administrative and professional occupations compared to Cornwall and England (10.4% nationally). There was also a higher proportion of small employers and own account workers. However, there were proportionately fewer in lower supervisory, semi-routine and routine occupations, and also fewer people who had never worked or were long term unemployed. Some 17.7% of adults 16 to 74 yrs old in employment worked from home, which is significantly higher than the figures for England (10.3%) and Cornwall (15.8%).
- 4.16 This social economic pattern is an indicator of greater wealth and ‘life chances’. When taken with the higher average levels of qualifications locally, it is very positive for the Parish, as both are associated with greater prosperity, health and well-being. However, the data also indicates that there may be a group of people with lower educational attainment and unskilled jobs who have a valid stake in the local community and whose interests should not be neglected in the NDP.



Map 2: The main features of Perranarworthal Parish

- 4.17 From this we see the community of Perranarworthal Parish as a growing, well-educated community in fairly good health, with many self-employed people and generally higher than average incomes, probably sharing traditional values. A larger proportion of the community than is usual hold higher qualifications and are in higher managerial occupations. Employment is mainly in health and social care, wholesale and retail trade, and education, reflecting the location of the Parish between three major employment centres and close to the Universities at Falmouth/Penryn. Self-employment is also much higher than usual. The community is clearly ageing, with the age profile shifting to favour older workers and retired people, which will have implications for future housing mix and affordability, especially for the declining group of local young people. It is also apparent that within the general well-being of the community there are small 'hot spots' of relative deprivation.
- 4.18 The Parish is well connected to nearby and more distant centres of employment and services. It is crossed centrally by the 'Maritime Line', the branch line from Falmouth to Truro, where it connects with the national rail system. The Parish is relatively well served by 8 bus routes, although the most frequent pass along the A roads located beyond a reasonable walking distance from the main centres of settlement. Despite this relatively high level of connectivity, compared to many rural communities elsewhere in Cornwall, car ownership is high at 91.5%, compared to 74.2% nationally.
- 4.19 The southern boundary of the Parish, formed by the Kennall valley, is for a large part also the route of the A39 main road, a busy link connecting Falmouth/Penryn to Truro and the national road network. The western boundary features the A393, linking to the Redruth/Cambourne conurbation. Both the A roads are included in the County level Sensitive Traffic Route assessment as being traffic sensitive for commuting and seasonal periods, whilst the village centre at Perranarworthal is included as being traffic sensitive at school drop-off and

pick-up periods. The remaining roads in the Parish are either C roads or are unclassified. These roads are generally of adequate width, but some are narrow with poor vertical and horizontal geometry. The increasing use of HGVs to import and export goods and produce is increasingly a problem to other road users, pedestrians and the road fabric. On occasions when the A39 and A393 are busy the routes through the core of Perranwharf/Goonvrea, Perranwell and Tarrandean are often used as a 'rat-run' by commuters, leading to conflict with local residential users and concerns over pedestrian safety. Perranarworthal is a generally quiet area apart from the southern portion of the Parish where the properties close to the A39 and to the west along the A393 are subject to traffic noise.

- 4.20 Perranarworthal Parish has a good network of footpaths, and many local lanes that typically have light traffic, which are local assets for pedestrians, cyclists and horse riders. However, some of the lanes can be steep or have high banks, making them uncomfortable for pedestrians and cyclists. To the east, starting at Perran Station is an 'on road' section of the 'Engine House Trail', a promoted route running eastwards to Truro and northwards via Carharrack, St Day, Redruth, and Camborne to Hayle, with links to the Great Flat Lode and Minerals Tramway Trails. The growing popularity of the promoted 'Trafalgar Way', which includes a substantial on-road section through the Parish is beneficial for recreation and tourism but also is a source of some pedestrian/traffic conflict.
- 4.21 The Parish is a relatively well provided for in general housing terms. However in 2011 the 72.9% of people in 1 and 2 person households were matched by only 26.2% of dwellings that were 1 and 2 bedrooms implying a significant level of 'under occupation' of larger dwellings. Whilst this may be because the local population are able to afford a larger dwelling than they actually need, it could also indicate that there are older people who may need to downsize for health reasons but cannot, and younger people forced to buy more expensive accommodation in order to continue to live locally.
- 4.22 The Parish community has a good level of community cohesion as demonstrated by the regular use of the Perranwell Centre [Village Hall] by many local organisations. The King George V playing field adjacent to the Perranwell Centre is not only used for sports but also events. The building is ageing and needs improvement / replacement, whilst the pitch also requires improvement. Its use would be enhanced by improved facilities, particularly for the younger generation. A small Church Hall is also available adjacent St Piran's Church, regularly used by a Sunday children's group, an art group, and a fitness group.
- 4.23 Outdoor recreation facilities include the King George V playing field, the home ground of Perranwell FC, which plays in the Cornwall FA Trelawney League and the St Pirans League, and the Perranarworthal Cricket Club which runs several teams and an active junior group. It has a refurbished clubhouse and a car park. At present play facilities for younger children are only available at the King George V playing field, and there are no facilities for teenagers.
- 4.24 A post office is available at Perranwell, which is also a village shop. There are two public Houses, the Norway Inn alongside the A39 at Perranarworthal and the Royal Oak, central to Perranwell. Spiritual services are available at St Piran's Church.
- 4.25 Part of the Parish, to the south west, is in the St Gluvias Area of Great Landscape Value, whilst the south coast central section of the Cornwall AONB bounds the parish to its south. The remainder is undesignated but enjoys a pleasant outlook with long vista and a dark night sky. The river valleys provide contrast to the higher more open ground with their intimacy and small scale, and much of them, such as the upper reaches of the Restronguet Creek at Perranarworthal, and Trewedna Water Wood to the west, are identified as Cornwall Wildlife Sites because of their significant nature conservation value. Large parts of the settlements are covered by area and individual Tree Preservation Orders.
- 4.26 The built form within the Neighbourhood Plan Area consists of bungalows, 2 storey terraces, semidetached dwellings and detached dwellings. The scale of built form also varies across the Neighbourhood Plan Area from modest village terraced cottages on small plots to large farmhouses with substantial acreage.

- 4.27 There are fifty two Listed Buildings in the parish, the majority of which are houses, some grand, but most are modest in style and pretensions. Many of the buildings in the centre of Perranwell, including the bridge, are listed; other structures include St Piran's Church, some of the memorials and tombs in the church and churchyard, the vicarage and the medieval cross shaft in the vicarage garden; St Piran's well; the Methodist Chapel; the limekiln, Manor Mill, the two water wheels and a telephone kiosk along Perranwharf; a coach house; stables; a toll house; a school house; five road bridges and a footbridge; and two milestones. The Parish also provides part of the setting for the site of the Devoran and Perran Foundry (Grade II* LB) within the Cornish Mining World Heritage Site. The Conservation Area centred around these features extend into the Parish. Opposite is the site of the Carclew medieval garden and parkland, and to the north east the site of an Iron Age hillfort. The [Historic Environment Report](#) provides greater detail and maps.
- 4.28 The Parish will not be immune to the impacts of climate change and a range of risks may exist for the Neighbourhood Plan area, including increased risk of injuries and deaths due to increased number of storm events, the effects on water resources from climate change, an Increased risk of flooding, the need to upgrade flood defences, and soil erosion due to flash flooding.

Community Engagement

- 4.29 Asked to rate the 3 things they like most about living in the Parish more than three-quarters of respondents put the local countryside at the top, and slightly more than half said local shops and pubs and the local sense of community. However, on a measure of the strength of feeling, the schools/preschools were rated above shops and pubs. Residents were also asked what are the 3 most important things that should be considered when development is put forward in the future. A very large majority mentioned protecting the countryside and landscape, over half mentioned improvements to roads / adequate parking, and just under a half mentioned new housing to meet local needs. However, on a measure of the strength of feeling, housing developments designed to meet local needs and affordable homes were ranked as second and third priority after protecting the countryside and landscape.
- 4.30 Thus, the key message distilled from the engagement process is that local people want the NDP to focus on meeting local needs whilst preserving its character, countryside and heritage. This supports the view that the NDP should take special care to ensure that the relationship between the natural environment, the historic environment and the design of new development is fully understood and that its policies ensure a sustainable future in which the distinctive character and sense of place associated with Perranarworthal Parish are maintained.

Key Issues and Implications

- 4.31 The key perceptions of the 'sense of place' associated with Perranarworthal Parish which were expressed in the community surveys as illustrated as Figure 4 following.
- 4.32 The key issues and implications for the Neighbourhood Plan which arise from the evidence base are summarised below in Figure 5.

ribbons of farmland separating housing areas	historical environment and features.	streetscape of village centre	access routes; footpaths and bridleways
the separateness of the settlement areas protection from ribbon development	wildlife and habitat protection/wildlife corridors	cornish hedgerows	open space
'It's safe'	amenities, shop, pubs, church	playing field, football club and cricket field and club	sense of community
proximity of countryside	support local and national protection schemes e.g. World Heritage Site	woodland	tree tunnels
views into countryside	building styles in harmony with environment	farmland	dark skies at night

Figure 4 (above): key perceptions of the 'sense of place' associated with Perranarworthal Parish which emerged from community engagement.

Figure 5: Key Issues and Implications from the evidence base

Theme	Key Issues and what they mean for our Neighbourhood Development Plan
Our Community	<ul style="list-style-type: none"> National and local policy is that Planning should: <ul style="list-style-type: none"> ensure adequate provision of housing, social and community facilities, for all residents ensure there are no harmful impacts on health and well-being maintain and enhance opportunities for activity and inclusiveness encourage local food production in gardens and allotments. Population growth in the parish has been below the rates for Cornwall, regional and national averages, but has increased from 2011. The Parish has a similar proportion of single person households than the average for Cornwall and England. The population of the parish is ageing. Between 2002 and 2018 the proportion of school age (5 to 14) children decreased, as did the proportion of 'young workers' (aged 18 to 49) and 'older workers and early retirees' (50 to 64). Conversely, the proportion of over 65s grew significantly to represent over 35% of the community. The implication of this is that the Perranarworthal NDP needs to support the provision of services, facilities and amenities to meet the needs of an ageing population, whilst ensuring that the service, housing and employment needs of the dwindling proportion of young people and families are not neglected. The Parish has a much lower proportion of less well-educated people than is usual in comparison to other areas, and the proportion with higher qualifications is

	<p>much higher than average. This is reflected in the occupations and responsibilities of employed people, with nearly half holding managerial/professional posts. A smaller proportion than usual has no qualifications and help elementary occupations. The implication here is that whilst most residents in work are in good jobs within or outside the Parish, there is a core of less well-educated residents for whom basic local employment may be important.</p> <ul style="list-style-type: none"> • A higher proportion of the Parish population said they were in good health than the average for Cornwall and England, with a smaller proportion saying their day-to-day activities were limited by ill health. However, perhaps reflecting the age profile, the proportion providing unpaid care was significantly higher than the average. • In 2011 the level of deprivation was in overall terms notably lower than in Cornwall, regionally and nationally. The later Index of Multiple Deprivation Score of being in the 40% least deprived reflects the relatively high local incomes and attainment, set against which is relative isolation from services, housing affordability, and the absence of central heating in traditional properties locally. However, this may be a little skewed by the inclusion of nearby settlements in the calculations. • Taken with the other data above there is possibility of there being a small core of less well educated poorly housed younger people being at risk of increasing deprivation.
	<p>Implication for the Neighbourhood Development Plan</p> <ul style="list-style-type: none"> ○ NDP policies should be considered which protect and support the provision of services, facilities and amenities to meet the needs of an ageing population, whilst ensuring that the housing, service and employment needs of families and young people continue to be supported.
Housing	<ul style="list-style-type: none"> • National and local policy is that: <ul style="list-style-type: none"> ○ Housing should be located where it will enhance or maintain the vitality of rural communities. ○ New isolated homes in the countryside should be avoided unless there are special circumstances • Lower quartile house prices in Perranarworthal Parish have increased by around 630% since 1995. The affordability ratio for the lower quartile in Cornwall in 2019 was 8.81, a slight decrease from 9.31 in 2011. This is higher than the ratio of 7.27 for England. • The current housing tenure mix in Perranarworthal Parish is heavily biased in favour of owner/occupation compared to Cornwall generally, and much less on the private and public rented sectors • Levels of overcrowding are lower in Perranarworthal Parish than in comparison to Cornwall, regional and national averages • The proportion of second homes in Perranarworthal Parish is lower than Cornwall and Community Network Area averages. • The Parish has a higher proportion of larger (4 to 5 bedroom) dwellings than has Cornwall and England, and a lower proportion of medium (2 to 3 bedroom) dwellings. • However, household size is predominantly small (1 to 3 people) so there is a mismatch between dwelling and household size. • No further dwellings are needed to meet the CLP remaining target for Perranarworthal Parish.

	<ul style="list-style-type: none"> • The current level of housing need is taken from HomeChoice for Perranarworthal Parish is from 20 households seeking mainly 1 and 2 bedroom dwellings. Of these 7 households were 55 years old and over. However the December 2018 Housing Needs Survey suggest that this may be a slight underestimate • Another 11 registered with Help to Buy SW seeking 1 to 3 bedroom shared equity homes. • An ageing population in the Parish will require appropriate housing provision, which is suitable for older people, possibly in the form of downsizing opportunities. • To address the decline in the proportion of younger people, smaller affordable dwellings may be appropriate, including self-build. • Since 2010, 13 affordable dwellings have been built in the Parish, and 4 remain to be built from current commitments. • Strong views were held that the majority of homes should be provided in the form of infill within existing settlements
	<p>Implication for the Neighbourhood Development Plan</p> <ul style="list-style-type: none"> ○ No additional dwellings are needed to comply with the Cornwall Local Plan. The Perranarworthal NDP does not need to allocate land for new housing. ○ Housing need is present in the Parish, although it is not proportionately large, which the NDP should seek to address. ○ Consideration should be given to NDP policies which encourage continued infill on small sites, subject to criteria for design, to meet CLP requirements, address market demand and the need for more affordable homes, including self-build proposals. ○ There is a clear mismatch between HH size and dwelling size, and the current housing need is for 1 and 2 bedroom dwellings, suggesting a need to help address the nucleus of social housing need in the community by: <ul style="list-style-type: none"> ○ Providing for some more smaller dwellings; ○ Protecting the existing remaining stock of small dwellings ○ A need for housing to support increasing numbers of elderly people is emerging. ○ The local community would support policies for a limited number of new adaptable dwellings mainly targeted on meeting local needs for young people, families and older people.
Economy and Employment	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ focus on sustaining existing and new businesses and the traditional industries of, farming and minerals, and also supporting ability to work from home. ○ long-term protection of sites allocated for employment use should be avoided where there is no reasonable prospect of a site being used for that purpose. ○ Provide for new employment development that is located either within or well-integrated to ... villages well served by public transport and communications infrastructure.

	<ul style="list-style-type: none"> ○ Also recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In this case they should be sensitive to surroundings, not have an unacceptable impact on local roads, and exploit opportunities to make a location more sustainable. ○ Encourage the use of previously developed land, and sites that are physically well-related to existing settlements, where suitable opportunities exist. <ul style="list-style-type: none"> • Many of our community work outside the Parish, in professional and/or managerial posts, mainly in nearby towns of Truro, Penryn, and Falmouth, and there are few local jobs available. Encouraging local business development might provide local jobs, reduce the need to travel, and increase prosperity. • It is likely that many local young and working age people tend to leave the area to find work and careers. • Tourism has the potential for further growth focusing on local environment, heritage and culture. • There is a higher proportion of self-employed people working in Perranarworthal Parish compared to Cornwall averages and the number of people working from home in the Parish is unusually high. • The COVID 19 pandemic has meant a greater focus has been placed on the ability to work from home (WFH), which is likely to increase in the future, and highlights the requirement for appropriate home office space and sufficient broadband speeds. • Encouraging local business development (in workshops and at home) might provide local jobs, reduce the need to travel, and increase prosperity. • There is a need to support land-based businesses where they help to sustain the rural economy and maintain or enhance the character of the landscape and environment • There is 'Superfast Broadband' through most of the parish but speeds can vary in areas more remote from the main roads in the Parish. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a means of communication in a rural area. • The agricultural sector continues to be an important economic activity in the parish supporting a small number of jobs and helping to sustain the broader rural economy and maintain the character of the landscape and environment. There is a need to support business diversification and measures to reduce business costs, such as energy and materials.
	<p>Implication for the Neighbourhood Development Plan</p> <ul style="list-style-type: none"> • The local community supports more economic growth in the Parish at a scale that is appropriate for the area development. • The Perranarworthal NDP should consider a policy supporting sites for new small-scale rural workshops and retail, possibly including space to support live/work, home businesses and/or start up business, which must be sensitive to their surroundings and local road conditions. • The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

	<ul style="list-style-type: none"> • Consideration should be given to NDP policy to support forms of tourism which are suitable for location within sensitive biodiversity and landscape areas, or where their impacts on such areas would be acceptable, subject to criteria to ensure that any adverse impacts are mitigated. • Steps to encourage take up of Broadband connectivity though new development should be supported.
Infrastructure and Community facilities	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ support ‘strong vibrant and healthy communities’ with ‘accessible services and open spaces that reflect the community’s present and future needs and support its health, social and cultural well-being. ○ promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other. ○ ensure that places are safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. ○ guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs. ○ ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable and retained for the benefit of the community. ○ plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. • Perranarworthal Parish’s community has a good level of community cohesion and funding is available to support community-based initiatives from several community funding sources. Its stock of community facilities is however limited, and ongoing maintenance and improvement is a typical issue for such facilities. • These facilities could be identified so that they clearly gain the benefit of protection under Cornwall Local Plan Policy 4.4. • There are also several recreational and other ‘green spaces’ around the Parish which contribute local well-being and also to its character and heritage and are worthy of protection. • Equipped provision for children is good for Perranwell but less so for the other settlements. Provision for teenagers is poor. Ideally playspace should be available at each settlement, and the equipment at Perranarworthal supplemented. • Although excellent and active Church and Primary School facilities and services are available locally residents have to travel out of the Parish for many key services and amenities, including health services and secondary schooling. • The existing community and recreational facilities are obviously highly valued by the community.
	Implication for the Neighbourhood Development Plan

	<ul style="list-style-type: none"> • Consideration should be given to including an NDP policy to build on CLP Policy 4 for the safeguarding of existing facilities and to build on their viability and sustainability, possibly identifying them as a focus for CIL funding. • A clear aim that development must be appropriate for the ability of infrastructure to support it should be included. • A policy should be considered for the support of playspace provision for children and teenagers with an improved distribution around the Parish. • Recreational and green spaces around the Parish which of particular importance to local communities are worthy of protection, and a policy which identifies and protects them should be considered.
Biodiversity and Geodiversity	<ul style="list-style-type: none"> • Any high-quality biodiversity and geodiversity in the Parish is protected by international, national and county level policies. • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ aim to achieve healthy, inclusive and safe places and should contribute to and enhance the natural and local environment ○ Designate green areas of particular importance to local communities to rule out new development other than in very special circumstances ○ allow only the most exceptional developments to be permitted in, and that the highest levels of protection should apply, to SSSI, SPA and SAC. ○ Protect locally designated sites, unless the need and benefits of the development clearly outweigh the loss ○ protect and where possible improve biodiversity ○ Avoid unacceptable levels of soil, air, water or noise pollution or land instability, and encourage remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land • Forthcoming legislation will require up to 10% 'net biodiversity gain' from new development. • The Parish is well-wooded in its lower areas, with some extensive valley bottom woodlands. • Internationally, nationally and locally designated nature conservation sites are present in the Parish, or nearby, and a number of areas of Cornwall BAP Priority Habitat. Protected species are also likely to be present at many locations in the parish. • The Parish has a good quality green infrastructure network, with plenty of footpaths and lanes linking green areas to local open space and leisure facilities, but this can be adversely affected by development. • Cornwall Local Plan Policy 22 applies across the area, which should be reflected in the NDP.
	<p>Implication for the Neighbourhood Development Plan</p> <ul style="list-style-type: none"> • The high-quality biodiversity and geodiversity sites in the Parish are protected by international, national and county level policies so NDP policies are not necessary.

	<ul style="list-style-type: none"> • Consideration should be given to a planning policy framework to support Net Biodiversity Gain by requiring the submission of a Biodiversity Metric Gain Plan with planning applications. • Consideration should be given to including a policy which seeks to protect existing trees and supports the approach set out in the Cornwall Design Guide. • Planning policies should seek to ensure that: <ul style="list-style-type: none"> ○ Where sites contain patches of semi-natural habitat they are retained and ideally linked together as part of the intended end land-use. ○ The potential to retain, restore and re-create habitat linkages such as Cornish hedges is considered in new development. ○ New developments should consider enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site ○ To protect the distinctive character of the landscape of the parish the creation of new habitats should always respect the existing character as established by Historic Landscape Characterisation. • Cornwall Local Plan Policy 22 applies across the area, so any significant new development for residential purposes will be required to make a contribution towards the mitigation of any impacts that new residents might have through increased recreational pressures on the nearby SAC.
Landscape	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ Protect and enhance valued landscapes ○ Recognise the intrinsic character and beauty of the countryside ○ Protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason ○ Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation ○ be grounded in an understanding and evaluation of each area's defining characteristics, identifying the special qualities of each area and explaining how this should be reflected in development • The countryside and landscape is perceived by the local community as the most distinctive and attractive character of the Parish that should be preserved and enhanced.
	<p>Implication for the Neighbourhood Development Plan</p> <ul style="list-style-type: none"> • The NDP should include policies to conserve and enhance the landscape as it is much loved by the community. • National and local planning policies are sufficient to protect the AGLV and no local policy is needed in the Perranarworthal NDP. • However there are locally distinctive aspects of the landscape within and outside these areas and an NDP policy could be considered to ensure that new proposals - whether they be for repair, extension or new development - draw their design inspiration from local sources and thereby fit well within existing landscape and topography in character and form of the landscape

	<ul style="list-style-type: none"> • A policy encouraging design that will help to preserve the quality of the ‘dark sky’ above the Parish and secure the tranquility and dark skies quality of the landscape for current and future generations should be considered.
Heritage	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ contribute to and enhance the natural and historic environment ○ ensure that developments function well, are visually attractive, are sympathetic to local character and history, allow an appropriate amount and mix, and create places that are safe, inclusive and healthy ○ not permit development of poor design ○ give great weight to outstanding or innovative designs which promote sustainability or help raise the standard of design more generally in the area ○ give great weight to the conservation of designated heritage assets (which include Listed Buildings and Conservation Areas), ○ take a balanced judgement on the scale of harm to the significance of non-designated heritage assets ○ seek opportunities for new development in WHS and the settings of heritage assets to enhance or better reveal their significance ○ Treat loss of a WHS asset which makes a positive contribution to its significance as substantial or less than substantial harm • Numerous features and areas of historic environment interest and archaeological heritage are present in the parish, including many listed buildings and scheduled monuments. The Parish has many place names of historic origin which underscore the and help explain the emergence of the local settlements, which should be an indicator of the need for adequate heritage assessment. • The setting of the many listed building and the general character of the villages is attractive but, in some places, harm has been caused through new development and extensions. For example, windows and doors marred by modern replacements whilst some of the infill development has paid little regard to the vernacular. • A concern may be that future extensions and repairs to the properties may introduce less sensitive treatments.
	<p>Implication for the Neighbourhood Development Plan</p> <ul style="list-style-type: none"> • National and local planning policies are sufficient to protect statutorily listed heritage assets and no local policy is needed in the Perranarworthal NDP. • However, there are many unlisted heritage assets that are currently not protected which could benefit from a Local Listing in the NDP • Place names should be identified as a ‘clue’ to the need for heritage impact assessment. • Opportunities to enable the repair and subsequently maintenance of heritage assets should be supported. • The adoption of an NDP policy to support development which accords with the Design Code, should be considered, with the aim of raising standards in line with the establishing and appropriate local format.
Accessibility and Connectivity	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ Prioritises safe access by walking, cycling and public transport and providing new facilities and services to minimise car travel

	<ul style="list-style-type: none"> ○ incorporates facilities for charging plug-in and other ultra-low emission vehicles ○ prevent development which will cause increased risk to human health from air pollution or exceeding EU standards (Policy 10) • Accessibility to services and facilities is a key issue in the parish. • The road and footpath network links settlements reasonably well, but the roads are constrained by vertical and horizontal alignment restrictions, and road safety is perceived as an issue due to the lack of pavements on the narrow roads, so there is a demand for more pedestrian links. • Within the villages the unclassified roads are often congested from parked vehicles, and speeding is seen as an issue. • Public transport links are reasonable, but the parish retains a high car dependency. • Modal shift to train use is constrained by lack of parking at the station and perceived road safety issues for pedestrian access. • Consideration should be given to creating additional public parking in the centre of the village where parking is at a premium. • There is 'Superfast Broadband' throughout the parish but speeds can vary. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a means of communication in a rural area.
	<p>Implication for the Neighbourhood Development Plan</p> <ul style="list-style-type: none"> • Consideration should be given to including policy criteria in the NDP that encourages a sustainable transport hierarchy in new developments. • Consideration should be given to including a project to create additional public parking in the centre of the village where parking is at a premium. • A higher parking standard for new development may be necessary to avoid further congestion • Consideration should be given to include a policy relating to the protection and enhancement of footpaths and their identification as a CIL priority. • An aim should be to take opportunities to improve highway safety and minimise conflicts between motorised traffic, cyclists and pedestrians
Climate Change	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ support the transition to a low carbon future in a changing climate...contribute to radical reductions in greenhouse gas emissions...minimise vulnerability and improve resilience... support renewable and low carbon energy and associated infrastructure ○ take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. ○ support community-led initiatives for renewable and low carbon energy, being taken forward through neighbourhood planning • Wind speeds sufficient to support commercial wind turbines up to band C are identified in the Climate Emergency DPD . However, the opportunities for schemes of anything greater than a small domestic or farmyard setting are very

	<p>restricted because of the intervisibility of the existing wind turbines on the landscape setting of the Parish, the nearby AONB and WHS.</p> <ul style="list-style-type: none"> • Potential for solar generation is fair but constrained by landscape factors affecting the southerly facing slopes. • Due to its topography, Perranarworthal Parish may have some opportunity for hydroelectric power generation. • Overall the community of the Parish see a need to take action to deal with the causes and impacts of climate change, but there are also many people who do not welcome any kind of renewable measures.
	<p>Implication for the Neighbourhood Development Plan</p> <ul style="list-style-type: none"> • Aiming to be Carbon Neutral by 2030 is not realistically achievable. • Policies should be considered which encourage measures to reduce the causes of climate change, covering for example: <ul style="list-style-type: none"> ▪ Encourage energy efficient and small carbon footprint development ▪ Encourage community sustainable energy projects ▪ Encourage 'modal shift' from cars ▪ Encourage digital networks to reduce need to travel ▪ Encourage the inclusion of facilities for charging plug-in and other ultra-low emission vehicles ▪ Planting to encourage carbon sequestration (natural solutions). ▪ Support local community 'coproduction' of foods, goods • Policies to reduce impact of climate change could also be included, covering: <ul style="list-style-type: none"> ▪ Layouts that encourage passive cooling / Planting to provide shade ▪ Use sustainable materials ▪ Flood management including 'natural' SUDS ▪ Dealing with ground instability ▪ Green Infrastructure Networks ▪ Natural flood management techniques. • Taking into account community nervousness about the environmental impacts of wind generated renewable energy no allocation of land suitable for wind turbine development should be made. • However, a policy could be considered which encourages smaller scale 'sustainable' energy production: <ul style="list-style-type: none"> ▪ Require 10% (or more) of energy consumption on a site to be generated on site or other sustainable source ▪ Setting careful criteria for Wind, PV and Hydro (or even Thermal) generation facilities ▪ Encouraging community renewable energy network

	<ul style="list-style-type: none">Any Planning policy in the NDP on renewable energy generation should refer to the 'Landscape strategy and siting guidance' given in Cornwall Council's Landscape Sensitivity and Strategy Matrices for each Landscape Character Area. March 2016
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5. Perranarworthal NDP: The Vision

5.1 Taking into account the evidence referred to above, and the community prioritisation of the Parish's rural and historic identity, our draft 'vision' is as follows:

THE VISION FOR PERRANARWORTHAL PARISH 2030

Perranarworthal Parish will be a place that has conserved and enhanced its distinctive rural and historic identity whilst meeting the needs of its community for housing, prosperity, services and facilities. This will have been achieved in ways that are respectful of the natural and historic environment, and help to tackle the local impacts and causes of climate change.

5.2 In order to achieve this Vision a number of 'Objectives' are set and then, in turn, in order to achieve these Objectives, a number of Policies are set out. It is these policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figure 6.

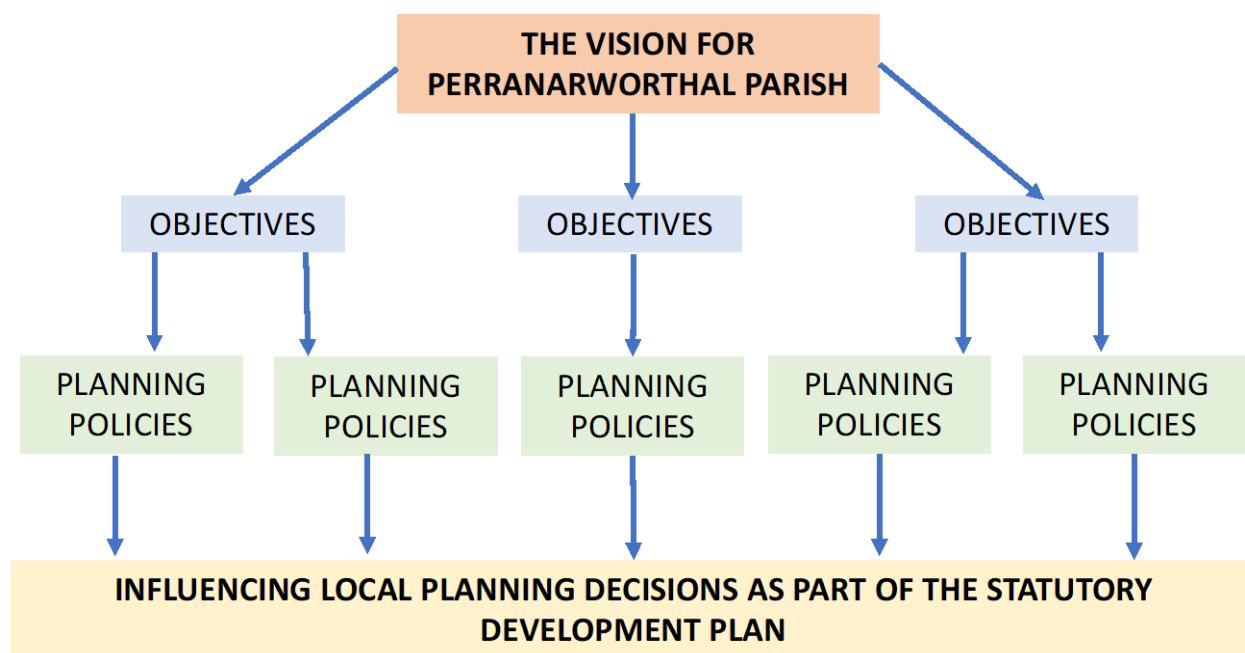


Figure 6: Perranarworthal NDP: Links between Vision, Objectives and Policies

6. Perranarworthal NDP: Objectives

6.1 The Objectives of the Perranarworthal NDP are as follows:

Housing Objective

- Provide for a limited amount of new housing to meet local needs and demand.
- Support good quality locally distinctive homes for the elderly, young singles, couples and families.

Economy, Jobs and Business Objective

- Support, strengthen and help diversify local businesses, particularly in agriculture, tourism, and light industry.
- Support opportunities for local people to access local employment

Natural Environment and Landscape Objective

- Reduce the environmental impact of development, protect and increase biodiversity, through sustainable design
- Protect and enhance the landscape character and setting for the Parish.

Built Environment and Heritage Objective

- Protect and enhance the architectural and historic character of the area;
- Improve the quality of design of all development and change within the plan area;

Community Facilities Objective

- Support high quality, accessible and affordable community facilities to meet the changing needs of all parts of the local community

Traffic, Transport and Infrastructure Objective

- Improve movement around the Parish, reduce traffic conflict, and improve linkages to services, schools and leisure opportunities
- Protect and encourage the enhancement of pedestrian links, rural footpaths and bridleways.

Climate Change Objective

- Support local actions to tackle the causes and effects of climate change
- Encourage new development to incorporate on site provision of renewable energy, low energy and low carbon technologies.

6.2 Flowing from these objectives are a number of planning policies which are designed to deliver the outcomes needed through planning decisions made for development in the Parish. Many of the policies help deliver more than one objective. Figure 7 illustrates the how each Policy contributes to each Objective.

Figure 7: Perranarworthal NDP: Links between Policies and Objectives

PERRANARWORTHAL NP POLICIES	PERRANARWORTHAL NDP OBJECTIVES						
	A	B	C	D	E	F	G
	Housing	Built Environment and Heritage	Community Facilities	Natural environment and Landscape	Traffic, Transport and Infrastructure	Economy, Jobs and Business	Climate Change
1	✓	✓		✓	✓		
2		✓		✓			
3	✓	✓			✓		
4	✓	✓		✓	✓		
5		✓		✓	✓	✓	
6					✓	✓	✓
7				✓		✓	✓
8		✓	✓	✓		✓	✓
9		✓		✓		✓	
10				✓			✓
11				✓		✓	✓
12				✓		✓	✓
13		✓		✓		✓	✓
14		✓		✓		✓	
15		✓		✓	✓		✓
16		✓		✓			
17			✓		✓	✓	✓
18		✓	✓	✓		✓	✓
19		✓	✓	✓		✓	
20			✓		✓		
21			✓		✓	✓	✓
22	✓	✓	✓	✓	✓	✓	✓
23	✓	✓	✓	✓	✓	✓	✓
24		✓		✓			✓
25		✓		✓			✓

7. Perranarworthal NDP: Policies

Housing: Introduction

7.1 Objectives:

- Provide for a limited amount of new housing to meet local needs and demand.
- Support good quality locally distinctive homes for the elderly, young singles, couples and families.

7.2 Cornwall Local Plan apportions 600 dwellings to be delivered in the parishes that make up the rural area of the Falmouth and Penryn Community Network Area (CNA). Figures supplied by Cornwall Council are presented in Figure 8 and show that as a minimum Perranarworthal Parish needs to deliver 0 (zero) new dwellings between April 2018 and 2030, to be considered in general conformity with the Local Plan. It is important to acknowledge that the above target is a minimum requirement.

Figure 8: Minimum NDP housing target to be in conformity with Local Plan.

CNA	CLP Housing Figure	CNA Commitments April 2010 – March 2018	CNA Completions April 2010 – March 2018	Remainder of Local Plan Housing Figure
Falmouth and Penryn Rural	600	252	372	0
Parish	Adjusted pro rata rate*	Parish Commitments April 2010 – March 2018	Parish Completions April 2010 – March 2018	Parish baseline figure (pro rata of CNA remainder)
Perranarworthal	25%	60	26	0

* This is the pro-rata proportion of houses in the CNA, derived from the 2011 Census

- 7.3 Nevertheless, this figure is representative of the number of planning consents and completions of housing development that has taken place in the Parish since the CLP period commenced in 2010. The 0 figure is in effect stating that the minimum housing apportionment for the Parish against the CLP figures for the period of 2010-2030 (being the lifetime of the CLP) has already been met by March 2018.
- 7.4 Whilst the Parish is, therefore, not required to plan for strategic levels of growth, this does not mean that the Parish wishes to stand still. Our public consultations demonstrated that the majority of residents want new developments to respond to local housing needs within the Parish, and that they would prefer small-scale housing developments of no more than ten dwellings.
- 7.5 In community engagement, business respondents perceived the provision of affordable housing as an important means of retaining local people and supporting local businesses.
- 7.6 The NDP must also plan to meet affordable housing needs, in accordance with the NPPF and CLP. In Autumn 2018 the NDP commissioned a Housing Needs Survey carried out by Cornwall Councils Affordable Housing Team. This showed that 13 local people who responded were potentially in need of affordable housing.
- 7.7 In June 2021 the housing need identified in the HomeChoice register was for 10 households, a level of need considered to be 'only a moderate need' by Cornwall Council.

Delivering the Perranarworthal Housing Requirement

- 7.8 As the minimum target for the parish has already been met, it is not proposed to include any new targets through the NDP. This does not mean that no new housing will be supported as there is a need for some

market housing and some affordable dwellings to meet the aspirations of local people. To be supported, new housing development will be required to demonstrate that it is responsive to context, and ultimately does not adversely affect the distinctive local character of the parish as set out in this NDP.

- 7.9 As larger scale development is not required to meet housing requirements, the main means for delivering new housing will be through supporting small scale housing within the settlement areas of the Parish and on small scale rural exception sites for affordable dwellings to meet local needs (please refer to Policy 4 of the NDP). This is to ensure that development takes place in the most appropriate areas, that it is in keeping with the local built environment in terms of scale and design and contributes to preserving and enhancing the character and identity of Parish.

Policy 1: Locations and Scale for New Housing Development

Justification:

- 7.10 The scale and location of new housing development was one of the key topic points in the community engagement response as outlined in the Evidence Base Report. Nearly 75% of people said that future housing developments should be restricted to infill sites (within existing settlements), and 80% that only brownfield sites should be allowed. Some 84% said they were against developing on agricultural land.
- 7.11 Policy 3 of the Cornwall Local Plan, and its supporting text (paragraphs 1.52 to 1.72) states that outside of the main named towns and city in Cornwall, the housing requirement will be met through four principle methods - the identification of sites through NDPs; rounding off settlements; infill; and/or rural exception sites (under CLP Policy 9).
- 7.12 The CLP through paragraph 2.33 also ensures that development occurs in the most sustainable locations in order to protect the open countryside from inappropriate development.
- 7.13 Paragraph 1.68 of the CLP explains that 'Neighbourhood plans can provide a detailed definition of which settlements are appropriate for infill and the boundaries within which the policy will operate.'
- 7.14 There is a clear risk that development in the green areas currently providing a buffer between the three main areas of settlement in the parish (Greenwith/Silver Hill/Tarrantean - Perranwell - Perranwharf/Tredrea/Churchtown) could lead to the gradual coalescence or merging of these three distinct areas of housing into a single unstructured sprawl. To protect the character of the built environment, the historic field and settlement patterns and to maintain the separation, it is important that any development in these areas is carefully managed.
- 7.15 A higher level of Affordable Housing, to encourage a younger employment workforce into the Parish, was flagged up by several businesses as a factor which would be of benefit to them. However, it is also recognised that the high price of properties within the community is currently a limiting factor.

Intention:

- 7.16 The purpose of NDP Policy 1 is to provide more detail and clarity for the interpretation of CLP Policy 3 at the local level by detailing which settlements are appropriate for infill and rounding off development to which CLP Policy 3 will operate.
- 7.17 Therefore in accordance with paragraph 1.68 of the CLP as referred to above, development boundaries have been delineated for the settlements of Perranwell, Greenwith, Tarrantean and Perranwharf to specify where advice in the CLP apply. The following methodology has been used to define the settlement boundary:

1. General Rules - Reflect and respect the landscape and historic character and built form of the settlement, taking into account biodiversity and protection of wildlife habitats, important heritage features, access to facilities, services and transport links and the presence of safe walking and cycling links.

2. Defining the Boundary - Follow clearly defined features such as field boundaries, roads, streams, walls, well-established fences, curtilage of properties (including residential gardens) physically linked to the built part of the settlement.

Include:

- a) Gardens of properties unless particularly large and extend into the open countryside, or have significant environmental constraints (see (j) below).
- b) any existing development (residential, employment and other built uses) including Rural Exception Affordable Housing sites which have been completed or are under construction.
- c) any existing planning permissions for new dwellings or employment sites: these could reasonably include both permissions and application sites where there has been a decision to grant PP subject to completion of a S106 and other agreements, but otherwise undecided applications should not be included at this stage.
- d) traditional rural buildings which have been converted to residential use, together with their residential curtilages providing they do not project substantially into the countryside.
- e) redundant traditional agricultural buildings with potential for conversion.
- f) redundant modern agricultural buildings but only if the buildings have had a lawful use and have been redundant for at least 10 years.
- g) small gaps in otherwise continuous built frontages that do not extend the settlement into the open countryside and could provide opportunities for infill by a small number of dwellings.
- h) rounding-off opportunities at the settlement edge formed by small areas of land with at least two sides substantially enclosed by development, and where the other boundaries are clearly defined by long standing physical features that can act as a barrier to further growth (such as a road, Cornish hedge, or substantial hedgerow) and would not visually extend development into the open countryside.

Exclude:

- i) sites with unimplemented planning permissions for Rural Exception Affordable Housing.
- j) particularly large gardens which are considered to extend into the open countryside or gardens which have significant environmental (flooding, SSSI etc), historic environment, or infrastructure constraints which mean it not likely to accommodate sustainable development.
- k) separate curtilages to dwellings (e.g. many cottages in Cornwall have detached allotments) which are clearly detached from the main body of the settlement.
- l) isolated or sporadic development, free standing, individual or groups of dwellings, farm buildings or other structures which are of a different character to or clearly from the main built-up area.
- m) larger scale amenity land, such as parkland, kick-about areas, and club playing fields.
- n) single depth development (ribbon development) along roads leading out of the town unless physically well related to it.
- o) working farms with modern agricultural buildings situated alongside the existing boundary.

Policy 1: Location and Scale for New Housing Development

1. Development boundaries shown on map 3 are set for the following settlements:

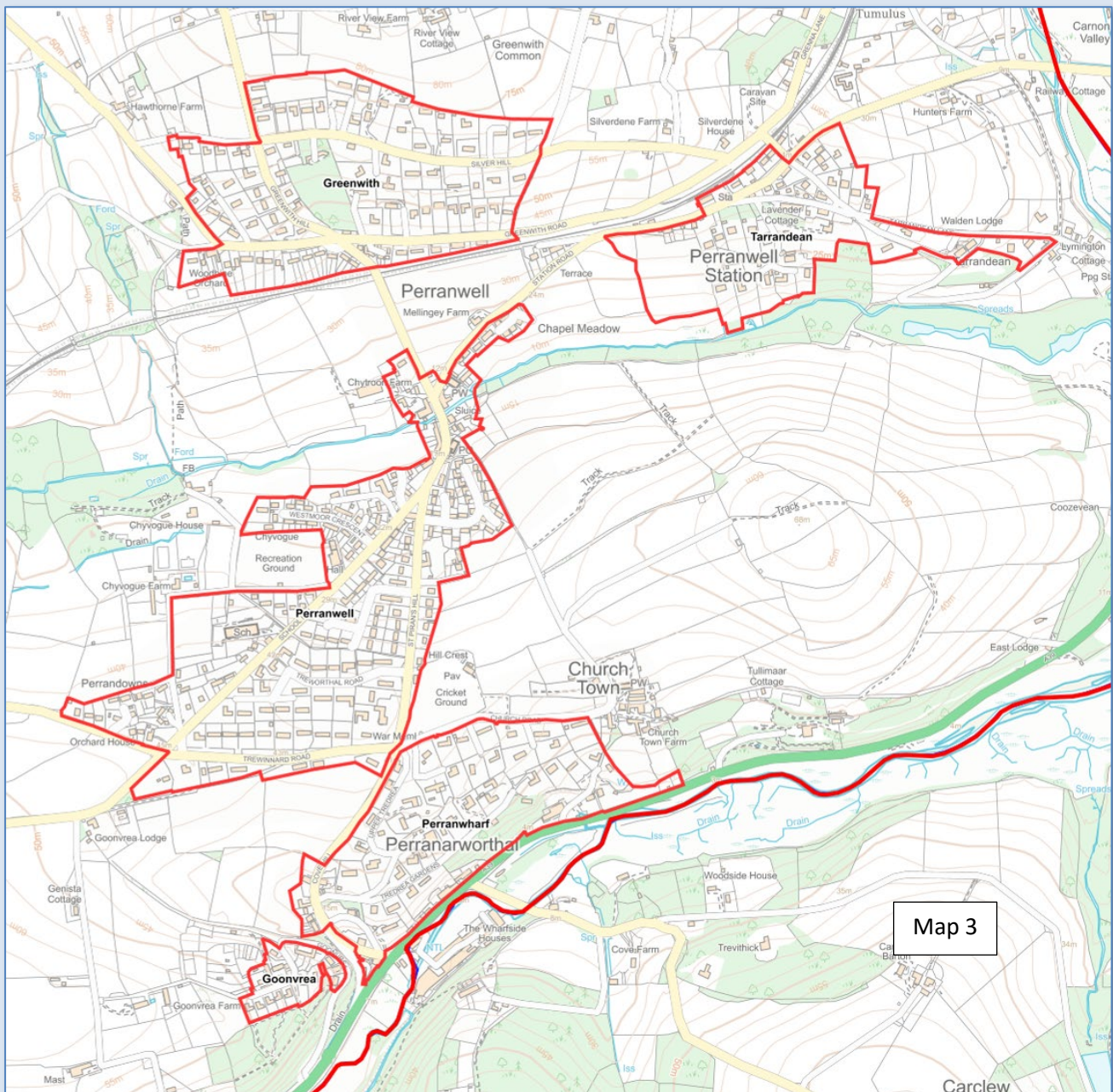
- a. Perranwell,
- b. Greenwith,
- c. Tarrandean
- d. Perranwharf and Goonvrea

2. Within each Development Boundary, there is a presumption in favour of sustainable development that will apply to proposals for small scale infill and the development of previously developed land (as defined in by the CLP Paragraphs 1.65 and 1.68) that respect the setting, scale, form and character of the settlement and the following criteria:

- a. The extent of development, layouts, design solutions, densities, scale and massing etc. is demonstrably responsive to and informed by the historic and landscape character of site and an understanding of setting and wider context of any designated or undesignated historic environment assets nearby (In accordance with CLP Policies 12 and 24; and
- b. The proportions and positioning of the new buildings are in keeping with the character of the area, reflecting the curtilage, scale, density and roofline of adjacent buildings; and
- c. The relationship between the building size and plot size is such that provision of garden space is appropriate to the size of the dwelling proposed, and able to encourage recreation and physical activity for all ages.

3. Outside the Development Boundary development will not be supported unless it is in accordance with CLP Policy 7 (i.e. replacement dwellings, sub-division of existing dwellings, re-use of redundant, disused or historic buildings, temporary accommodation for agricultural workers, dwellings for full time agriculture or forestry workers) or CLP Policy 9, (i.e. rural exception sites for affordable housing and entry-level exception sites, suitable for first time buyers (or those looking to rent their first home);

4. In view of potential for prehistoric and mediaeval sub-surface evidence of sites in the Parish, submission of proportionate archaeological and heritage assessments and agreement to archaeological investigation and heritage impact mitigations to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, may be required.





View north across Perranwharf to Perranwell and Greenwith beyond showing the important rural gaps between the settlements.



View of the rural gap between Tarrandean, Greenwith and Perranwell.

Policy 2: Preventing Coalescence

Justification:

7.18 A clear gap, or green wedge between settlements and adjoining development contributes to the openness and character of the setting around existing settlements and new land allocations. Land between settlements that are physically close can also help to prevent coalescence and maintain a separate identity and sense of place for residents of the settlements on either side of the gaps. Where settlements have experienced ribbon development that has created roadside 'limbs' there is a risk that land between the limbs could become

fragmented and vulnerable to development, leading to a level of creeping development beyond the capacity of the area to sustainably support and to the detriment of its character and setting. It can also provide access and recreational benefits to local people and contribute to the perceived as well as real benefits of having open countryside near to where people live. They can also include areas of valuable biodiversity and provide green infrastructure corridors. The Perranarworthal NDP Historic Environment Report found compelling evidence that the distinctive character of local landscape, including the rural gaps, has historic roots. They are an important part of the setting for designated and non-designated heritage assets, and help our understanding of the landscape and the evolution of the settlements concerned.

- 7.19 Owing to the very limited extent of the land between the settlements in Perranarworthal Parish they are not regarded as being appropriate locations for major development as this would seriously impinge upon their functions.
- 7.20 These concerns do not mean that all development must be resisted in these areas, rather that there is a need to ensure that any development that does take place preserves the openness and landscape character that makes them important.

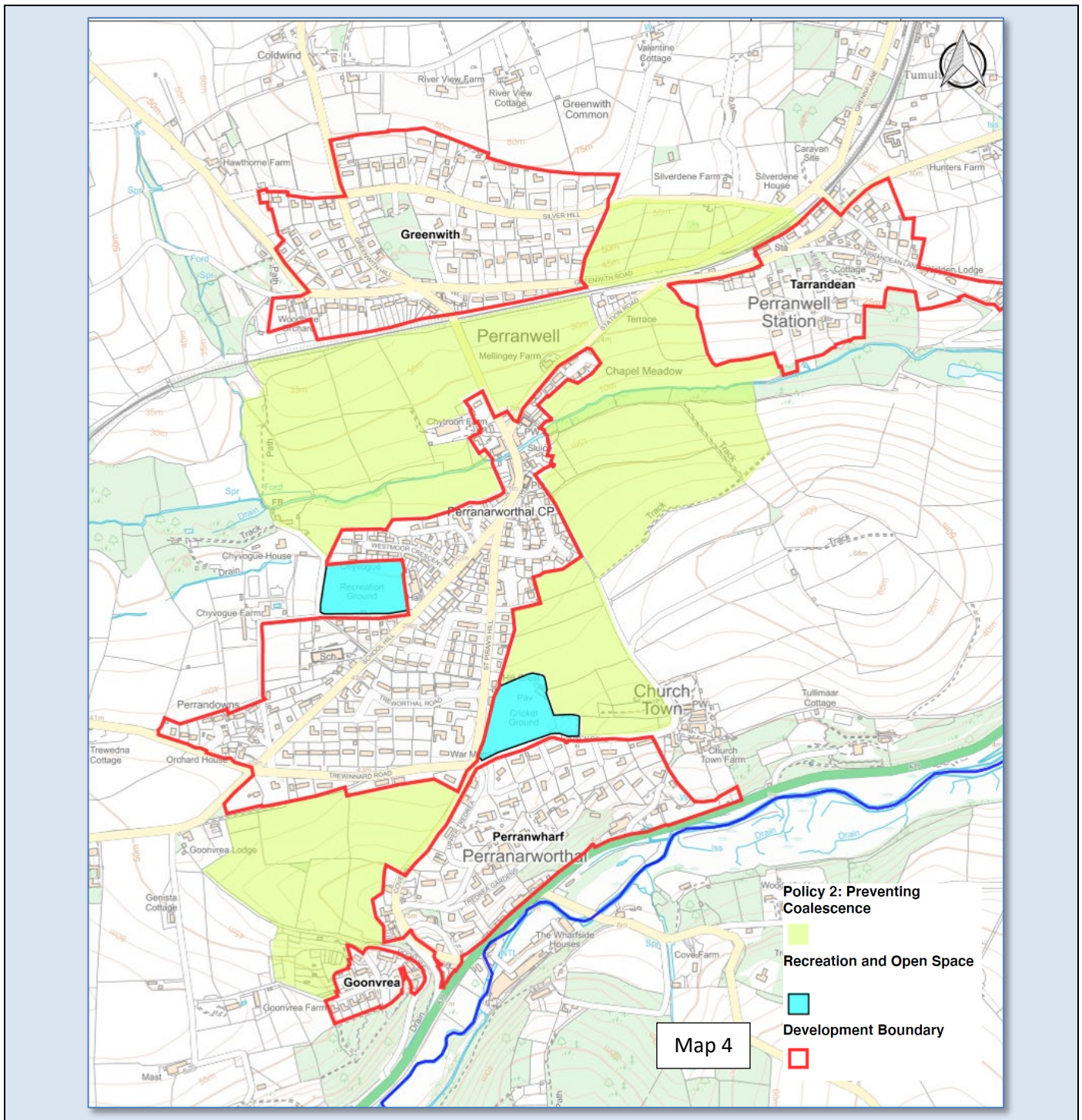
Intention:

7.21 The intention of this policy is:

- To protect the pattern of small dispersed rural settlements in areas of medieval fields by ensuring that any development is small scale and low impact, and of appropriate design to compliment the character of existing structures.
- To ensure that any development preserves the openness and landscape character of the green spaces between settlements that provide distinction between the settlements
- To maintain an individual sense of place for both residents of, and visitors to, the settlements on either side of the gaps
- To maintain their function as wildlife corridors and setting for heritage assets.

Policy 2 - Preventing Coalescence

1. The distinctive identities of existing individual settlements within the Perranarworthal Neighbourhood Plan Area should be retained and protected from development which would erode the visual separation between the settlements illustrated on map 4.
2. Development proposals coming forward under CLP Policy 7 and 9 within the gaps between these settlements will be supported where they are located and designed to maintain the visual separation, openness and landscape character of the gaps, through:
 - a. Locating structures where they will be viewed against existing built form;
 - b. Retaining the proportion and scale of built structures and the space between them;
 - c. Referencing the built vernacular of the neighbourhood area;
 - d. Conserving and restoring traditional boundary treatments;
 - e. Comprehensive landscaping with appropriate plant species in boundary treatments which integrate with, and wherever possible, deliver enhancements to the rural landscape character;
 - f. Avoiding interference with obvious wildlife corridors and incorporating additional links;
 - g. Respecting the character or setting of heritage assets and historic routes located between settlements.



Policy 3: Housing Mix

Justification:

7.22 NPPF says that planning should ensure that sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed, and provide for a mix of housing catering for different groups, identifying the size, type, and tenure of housing required and where an affordable housing need has been identified, plans should provide for it. The Evidence Base Report notes that housing need from the HomeChoice register is mainly for smaller dwellings, whilst in community engagement, nearly 69% of those that were seeking new accommodation expressed a desire for smaller accommodation. Against this in 2011 the 72.9% of people in 1 and 2 person households were matched by only 26.2% of dwellings that were 1 and 2 bedrooms implying a significant level of ‘under occupation’ of larger dwellings.

- 7.23 The evidence also reports that the population in the Parish is ageing, likely to increase the need for smaller. More appropriate housing provision which is suitable for older people, offering 'downsizing' opportunities. Providing more smaller dwellings could also help address the decline in the proportion of younger people, many of whom may be leaving to find smaller, more affordable dwellings. The needs of growing young families are also apparent from the data. The recent affordable housing developments in the Parish will have helped to address these issues.
- 7.24 The parish is within commutable distance to the city of Truro, and the towns of Falmouth/Penryn and the Camborne/Redruth major employment area (by train, bus and car) which provide most of the employment opportunities, resulting in considerable pressure for housing, so it is appropriate that some market provision to address this sector is also included. Provision to work from home, which has recently emerged as a much more viable choice on the back of technological developments, is also appropriate.

Intention:

- 7.25 The intention of this policy is to help ensure that any new build development responds in terms of its size and layout to local needs in the parish, irrespective of whether it is market led or affordable housing.

Policy 3: Housing Mix

1. Residential developments will be supported if they provide a mix of formats, sizes and tenures of dwellings to ensure a range of housing choice is available to meet housing needs in the Parish. These should include:
 - a. a mix of smaller one and two bedroom homes for the young and elderly
 - b. family homes of two and three bedrooms, designed as lifetime homes
 - c. homes that provide enhanced opportunities to 'work from home'
2. Proposals to provide supported accommodation in one and two bedroom units for the elderly and/or disabled will be supported, particularly where there is good access for residents to village facilities.
3. When applications for housing are being considered developers should assess current demographic and market information to determine the proportional balance of specialist housing required.

- 7.26 Cornwall Local Plan Policy 13 'Development Standards' will also apply, requiring that developments of 10 or more dwellings should provide 25% of dwellings as accessible homes unless site specific factors make the development unsuitable for such provision.

Policy 4: Rural Exception Housing Sites for Affordable Housing

Justification:

- 7.27 Rural exception sites are 'Small sites used for affordable housing in perpetuity where sites would not normally be used for housing (NPPF 2021, Glossary), which in the case of the Perranarworthal NDP means sites outside of, but adjacent to, the settlement development boundaries established under NDP Policy 7. Such sites could supply up to 100% affordable housing, with open market housing only allowed as cross-subsidy to pay for essential delivery costs identified in a detailed financial viability assessment (CLP Policy 9).
- 7.28 By their nature exception sites cannot be identified in advance and rely upon landowner/developer willingness to bring them forward in response to local need. Thus, it is essential to set effective criteria for consideration of planning applications for exceptional developments to ensure that they are appropriate for the scale and form of the settlements alongside which they are likely to occur, and to guide their development away from the most sensitive areas.
- 7.29 Self and custom-build (self-build) housing is defined in the NPPF as housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Policy 6 of the Cornwall Local Plan says that self-build housing can be affordable, market housing or starter homes. Self-build can be more affordable than purchasing a home in the local market, especially where there is an element of 'sweat

equity' (personal labour) which can provide the equivalent of a further 10% discount on the open market value of a property, so it may provide an "other affordable routes to home ownership" [NPPF definition] solution for those people whose needs may not be met by the market and who are unable to find a suitable affordable home in their area. This will help people to stay in, and support, their communities. Self-build can be provided on CLP Policy 9 'exception' sites in the form of low cost serviced plots offered to self-builders in local housing need to be occupied by that individual, discounted serviced plots, watertight shell units or built units (in the case of self-finish proposals) or off-site financial contribution in lieu of on-site or part on-site provision. Such sites need to be appropriately restricted so that they continue to provide local affordable housing in the long term.

- 7.30 Assessment of the local landscape and the pattern of settlement with several well-defined settlements with a lengthy edge of 'built up area', in close proximity to each other, could cause a greater frequency and concentration of 'exceptions' than the policy was intended to achieve, risking coalescence of the settlements. This would also have the potential to increase pressures on the local road network and community services and add unreasonably to populations in settlements lacking basic services. Therefore a maximum size of ten dwellings is regarded as being an appropriate scale that would avoid these issues. Furthermore, in the community engagement work, some 77% expressed support for a limit of 10 dwellings or less.

Intention:

- 7.31 By their nature exceptions sites cannot be identified in advance and rely upon landowner/developer willingness to bring them forward in response to local need. Thus, it is essential to set effective criteria for consideration of planning applications for exceptional developments, to ensure that this 'unplanned' development occurs in an acceptable format that takes into account local circumstances.
- 7.32 This policy is intended not to replace or alter CLP Policy 9, but rather to support it and take into account particular local circumstances.

Policy 4: Rural Exception Housing Sites for Affordable Housing

1. Outside settlement development boundaries affordable housing-led residential developments under CLP Policy 9 will be supported subject to:

- a. The site being adjacent to ("ie 'next to' or 'very near to') a settlement development boundary as defined in NDP Policy 1;
- b. Where there is potential for harm to the landscape setting of a settlement, including coalescence with a nearby settlement, the submission of a satisfactory landscape and visual impact assessment (LVIA) prepared under the Landscape Institute guidelines .
- c. The development demonstrably being informed by the requirements of NDP Policy 15 on Design.
- d. If market homes are included, the overall scheme being 'tenure blind' such that market and affordable homes are indistinguishable in design, materials and form.
- e. Around 10 dwellings and otherwise the extent of development, layouts, design solutions, densities, scale and massing etc. to respond to and be demonstrably informed by:
 - i. The historic and landscape character of site;
 - ii. An understanding of setting and wider context of historic environment assets, including retention of the field boundaries;
 - iii. A desk-based appraisal, archaeological assessments, field evaluation, building recordings and targeted excavation etc. within the site as appropriate.

2. Proposals that include self-build or self-finish serviced plots to be offered at a discount to self-builders in local housing need will be supported if:

- a. They are secured as locally restricted affordable dwellings on all future resales and as primary residences through a planning obligation or covenant on the land exchange;
- b. They are no larger than the relevant Nationally Described Space Standard (NDSS) for the property type +10% and no larger than 3 bedroom homes;

c. A Design Code for the whole self-build element is agreed with the Local Planning Authority.

The detailed evidence relating to this section may be accessed through this link: [Housing Evidence Base](#)

Economy and Jobs: Introduction

7.33 Objectives:

- Support, strengthen and help diversify local businesses, particularly in agriculture, tourism, and light industry.
- Support opportunities for local people to access local employment

7.34 Encouraging small scale local business development might provide local jobs, reduce the need to travel, and increase prosperity, and may also assist with rural diversification. The majority of community survey respondents agree that more businesses should be encouraged to set up in the Parish. The community survey also revealed that most businesses felt growth would be moderate over the period of the NDP but that it is essential to do everything possible in order to maintain current levels. A number of existing businesses stated that they would welcome a dedicated area, outside the centre of the village, to promote the creation of a small business complex providing job opportunities for local people and business networking prospects. At the present time there are a limited job opportunities within the community.

7.35 Many of the Perranarworthal community work outside the Parish, in professional and/or managerial posts, mainly in nearby towns such as Falmouth, Camborne/Redruth or Truro, and there are few local jobs available. The limited availability of local employment means local young and working age people tend to leave the area to find work and careers, another reason along with high house prices for the decreasing proportion of this age group in the Parish, which may also reduce the viability of local services.

7.36 If proposals were to come forward for development of further business activity at Visicks Yard, it could lead to the creation of valuable jobs on a site that is outside of the village centre and has good road access without overloading the existing road system within the Parish. The Foundry at Perran Wharf has also been identified as a potential site for establishing artisan workshops. While this site is outside the designated area, it is sufficiently close by to offer work opportunities for parishioners.

7.37 The COVID 19 pandemic has meant a greater focus has been placed on the ability to work from home and highlights the requirement for appropriate home office space and sufficient broadband speeds. It is anticipated that working from home will increase in the future.

7.38 Tourism, although not a major business sector, does provide benefits such as employment and additional spending in the local economy. With easy access to both North and South coasts the rural nature of the Parish provides an ideal base for tourists. It is important that development of tourism is against the background of national policy which enable sustainable rural tourism and leisure developments that respects the character of the countryside.

Policy 5: Small Business Development and Safeguarding of Employment Land

Justification:

7.39 Cornwall Local Plan Policy 5 says that Neighbourhood Plans should identify new land, and safeguard appropriate existing land, necessary for the delivery of the economic strategies for Cornwall. NPPF Paragraph 83 says that planning policies should enable the sustainable growth and expansion of all types of business in rural areas through conversion of existing buildings and well-designed new buildings, and the development and diversification of agricultural and other land-based rural businesses. Para 84 goes on to recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances they should be sensitive to surroundings, not have an unacceptable impact on local roads and exploit opportunities to

make a location more sustainable. The use of previously developed land is also encouraged. However, given the emphasis in the NPPF on housing provision, it would be inappropriate to support business conversions which involve the loss of a dwelling.

Intention:

- 7.40 To ensure any new business and commercial enterprises are appropriate for our rural environment, assist the sustainability of existing businesses, and to encourage the development of new small commercial ventures. This policy will also support community schemes for the provision of critical services. This policy will also support extension of an existing business where re-location is not viable.

Policy 5: Small Business Development and Safeguarding of Employment Land

1. Safeguarding: The following existing employment sites [shown on the proposals map] are safeguarded in accordance with CLP Policy 5:

- a. Visicks Works
- b. Perranwell Garage

Where any of these sites is no longer required, the mechanism for release in Policy 5 of the Cornwall Local Plan will apply.

2. Conversion to Business Use: Where planning permission is required, the conversion of existing buildings to small business use will be supported if:

- a. A water supply, sewerage and sewage treatment and waste disposal can be provided;
- b. The proposed use will not have a materially adverse impact on the rural environment in terms of, noise, effluent or fumes it would emit, and the traffic it would generate;
- c. It will not conflict with the need to conserve the best and most versatile agricultural land and minimise interference with farming;
- d. It will not have a materially adverse impact on nature conservation or landscape interests;
- e. It includes where possible measures to improve access on foot, cycling or public transport;
- f. Reasonable measures have been taken to provide for any nature conservation interest.
- g. The building is capable of change or conversion without the need for major extension or rebuilding;
- h. If extension is required the scale, design and use of materials retain the existing character of the building and relate to its surroundings; and
- i. There is no loss of residential dwellings.

2. Where development involves conversion or change of use of a listed building, CLP strategic policy 24 will apply.

3. New Business Development: Where the need cannot be met by the conversion of an existing building, proposals for new build and extension proposals will be supported where in addition to 2.a to 2.f above:

- a. It is located within or adjacent to existing groups of buildings or use previously developed land.
- b. The scale, form, bulk and general design is appropriate to its location.
- c. It does not create road hazards that are considered unacceptable by the Highway Authority;
- d. Where appropriate and feasible, it supports opportunities to make the location more sustainable by improving the scope for access on foot, by cycling or by public transport, and
- e. NDP Policy 15 having regard to Design is reflected in the proposal.

Policy 6: Supporting Home Based Businesses

Justification:

- 7.41 According to DBIS figures (2014) 1 in 10 domestic properties are home to at least 1 business and this is forecast to become a major and increasingly valuable part of the local economy. There is a higher proportion of self-

employed people working Perranarworthal Parish compared to Cornwall averages and the number of people working from home in the Parish is unusually high.

- 7.42 The COVID 19 pandemic has meant a greater focus has been placed on the ability to work from home (WFH) and highlights the requirement for appropriate home office space and sufficient broadband speeds. It is anticipated that working from home will increase in the future. This has the potential to make local services more viable and by reducing travel to work have a positive impact on climate change. People may not have a suitable space within their home from which to run a business or 'WFH', or they may wish to distinctly and deliberately separate their work and living space. There could also be the need, on occasion, for ancillary workers such as managers, bookkeepers or accountants to visit home workers. Thus, to maximise the opportunity for home run enterprises to be created and supported in the long term there is a need to support the construction of extensions, the conversion of outbuildings, and the development of new free-standing buildings in gardens from which businesses and home workers can operate.

Intention:

- 7.43 In most cases planning permission is not required. However, where building alterations beyond Permitted Development limits are involved, or the scale of business materially changes the use of the premises, working from home or setting up and growing a new business on land within residential areas can have impacts on the amenity of adjoining residents or cause other environmental harm. Elsewhere there may be no problems. Therefore, a criteria-based approach to impact assessment of planning applications for such development allows balanced consideration of the impacts that might occur in different situations.

Policy 6. Working from Home and Home-Based Businesses

Where planning permission is required, the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported, provided that:

- a. Other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling; and
- b. No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity; and
- c. Any extension or free-standing building shall be designed having regard to NDP Policy 15 and the Perranarworthal Design Guide and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

Policy 7: Rural Business Diversification

Justification:

- 7.44 A proven successful approach to the development of the rural economy in accordance with NPPF para 83 is to support the diversification of agricultural and other land-based rural businesses. This approach also supports the stewardship of the local landscape, biodiversity, heritage and recreational resources that benefit the Parish residents and visitors. The average income from farming enterprises is low in comparison to other industries and also unpredictable, being easily affected by currency exchange rates, supply and demand factors, and climate change impacts. The uncertainty over the future of farming after Brexit means there is a need to sustain existing businesses by providing more predictable revenue streams. Diversification of agricultural product and extended processing or into other land-based activity and local retailing can be of great assistance. However, diversification generally requires significant investment and commitment to a long payback period. It can also have negative environmental and amenity impacts. Given the distinctive historic environment and landscape identified in the NDP Evidence Base, it is therefore necessary to support the diversification of

agricultural and land based rural businesses in ways that protect and enhance the special qualities of the area. This can support specialisation according to local strengths, for example in small scale ‘added value’ food processing by farm producers, traditional crafts, and advanced ‘digital businesses’ and also encourage the formation of new businesses.

Intention:

7.45 To support local business formation and diversification in ways that are sensitive to their surroundings.

Policy 7: Rural Business Diversification

Rural business diversification proposals that require planning permission will be supported where they help to sustain the rural economy, provide local employment and maintain or enhance the character of the landscape and environment and:

- a. Are complementary to and sustain the long-term operation of the farm business; and
- b. Do not compromise the working of the farm business and its land management; and
- c. Are located within or well related to existing building groups; and
- d. The activities and structures do not have an adverse effect on the environment, tranquillity, wildlife and landscape, or place an unacceptable burden on local infrastructure; and
- e. Secure multiple wider public benefits such as employment and enterprise opportunities, sustainable access, social and cultural facilities, environmental enhancements, conserving and enhancing heritage assets; or
- f. Are a small-scale renewable or low carbon energy scheme,
- g. Demonstrate how that take account of NDP Policy 15 and the Perranarworthal Design Guide.

Policy 8: Rural Tourism

Justification:

- 7.46 Although the Parish itself has no major tourism facilities, it is in reasonable travelling distance of the well-known tourism centre of Falmouth and is a good location for touring taking in both the north and south Cornwall coasts, West Cornwall and the Eden Project all less than one hour drive. The Parish is also well positioned to take advantage of the growing interest in walking and cycling as it hosts an ‘on road’ section of the “Engine House Trail”, with links to the Great Flat Lode and Minerals Tramway Trails, and also the Trafalgar Way, following the route of the journey of the naval messenger who brought the news of the Battle of Trafalgar to London, passes through the centre of the Parish. Its heritage features and attractive rural settlements are also a factor.
- 7.47 As a result there are several self-catering holiday let properties and also B&B establishments, and a small camping and caravanning site at Court, near Perranwell Station. Nearby, at Carnon Wollas in Feock Parish, and Cosawes Park in St Gluvias Parish, are larger caravan and park-homes sites.
- 7.48 Tourism has great potential for growth particularly post Brexit and COVID-19 where holidays overseas are likely to be restricted for the medium term. Such growth can benefit the community by bringing employment and additional spending in the local economy, help to maintain the fabric of many important buildings and provide facilities which can also be used by local residents.
- 7.49 However excessive levels of tourism can damage the special local heritage, biodiversity and landscape qualities which are the reason that visitors and tourists come to the area, add to traffic congestion and pollution and create competition for resources.
- 7.50 CLP Policy 5 encourages the development of new or enhancement of existing high-quality sustainable tourism facilities, attractions and accommodation appropriate in scale to their location and accessibility, to provide a balanced mix of economic, social and environmental benefits.

Intention:

7.51 Therefore, it is appropriate to support tourism development that makes best use of the area's assets whilst providing care for them; maximises accessibility for residents to those facilities and features in the Parish that attract visitors, whilst offering protection to the special landscape and heritage character of the area. Tourism of this form may also extend the holiday season and thereby add to local prosperity. New businesses serving touring caravans, 'glamping' and farm tourism huts/cabins will be considered on their merit and must have regard to the impact such a development may have on the character of the area.

Policy 8: Rural Tourism

New and extended high-quality tourism facilities and accommodation will be supported where they are for tourism that capitalises on peace and tranquillity of the rural location, its heritage features and attractive rural settlements, and encourages cycling, walking and public transport, and:

- a. Are within or adjoining existing settlements, on a scale appropriate to the settlement and are located and designed to maintain the visual separation, openness and landscape character of the gaps between settlements (see Policy 2); or
- b. If in the open countryside and associated with a farm diversification scheme or an existing employment site of a scale proportionate to its surroundings;
- c. No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, traffic generation, odour or other nuisance associated with tourism activity;
- d. The traffic impact is assessed as being acceptable within the local road network conditions;
- e. It improves local biodiversity through the creation of new habitat that contributes to a biodiversity net gain as required by national policy (See Policy 11);
- f. Is physically accessible to people with impaired mobility and other disabilities such as impaired sight or hearing;
- g. Are socially inclusive, facilitating use by all sectors of the tourist and local community;
- h. Achieves improvements to sustainability, for example by recycling waste, using renewable energy and sourcing produce and materials locally.

The stationing of mobile homes (large, fixed caravans) or the development of Holiday Villages will not be supported.

The detailed evidence relating to this section may be accessed through this link: [Economy and Jobs Evidence Base](#)

Natural Environment and Landscape: Introduction

7.52 Objectives

- Protect and enhance the landscape character and setting for the Parish.
- Reduce the environmental impact of development, protect and increase biodiversity, through sustainable design

7.53 Perranarworthal is a relatively small parish, approximately seven and a half square kilometres in area, and rising from sea level to its highest point at 94m just north of Pelynwartha Farm. Overall the parish is rural in character and almost entirely enclosed by field systems defined by Cornish hedges and hedgerows. Ancient field systems created early in the medieval period occupy large areas of the northern, south-eastern and western parts of the parish; other areas were enclosed from commons in the 17th and 18th centuries. The parish is bounded on its east and south sides by silted river valleys, tidal in their lower reaches, which were heavily exploited by industrial activity in the 17th to the 20th centuries.

7.54 From many vantage points the parish appears to be quite densely wooded, and this may once have been the case, but there are now few large continuous areas of trees, and this wooded aspect is largely the result of the numerous mature hedgerow trees with which the parish is particularly well endowed. Larger areas of woodland are mainly found on the steep hillsides above the Kennall and Carnon Rivers, and along the valley of the Trewedna water.

- 7.55 The whole of the Parish area is highly valued by the community in terms of its landscape character and scenic beauty. Therefore the NDP group have undertaken a Local Landscape Character Assessment (LLCA) to provide a supporting evidence base to decision making that describes the components of our landscape. This comprehensive and dedicated evidence base describes the distinctive rural landscape character of Perranarworthal Parish and can be used to direct development in a way that strengthens its cultural character and local distinctiveness.
- 7.56 The Parish is covered by mostly non-designated biodiversity sites and contains a number of natural landscape features which not only provide a valuable and irreplaceable environment for wildlife, also contribute significantly to the natural landscape character of the Parish.
- 7.57 The natural environment was the subject which generated the highest levels of support among parishioners in the parish survey carried out by the Neighbourhood Plan Group in 2019.
- 7.58 There is growing body of evidence of the benefits that exposure to the natural world can have on the well-being of local communities.
- 7.59 Measures to retain local landscape and biodiversity assets such as the retention of Cornish Hedges, stiles or traditional surface treatments, may also impact on older people, those with a disability etc. Therefore in applying Policy 9, 10 and 13 are should be taken to be aware of and take into account the needs of groups with protected characteristics as set out in the Equalities Act 2010.

Policy 9: Landscape

Justification:

- 7.60 The LLCA records that Perranarworthal Parish has four landscape character areas that contribute to its distinctive rural appeal. These are as follows:
- **Plateau Top** – with panoramic views and big skies, an interesting mosaic of field shapes and colours, medieval field systems bounded by Cornish Hedges, tree tunnels, supporting a variety of habitats
 - **Steep Valley Sides** - views over open farmland separating the residential areas, with views of the villages through farmland providing their essential rural feel, more tree tunnels but now also sunken lanes, separating a smaller field pattern delineated by Cornish Hedges, with patches of thick woodland, and intermittent springs and wells.
 - **Narrow Valley Floor** - dense deciduous woodland enclosing secluded riverside, noise of bubbling stream and wide variety of rich habitats, meadow land flood plain.
 - **Lower Valley Floor and Tidal Reaches** - tidal estuary salt marsh and mud flats, with pools and reed beds, sites of relict industrial activity, with rich natural and historic value.
- 7.61 The LLCA analyses the landscape character areas and identifies its characteristic, distinctive and historic features. In order to ensure that these features are not harmed unacceptably, it is important that new developments demonstrate that they have been recognised and responded to effectively in the design process.
- 7.62 The landscape also has value to the setting and significance of heritage assets which may depend in part on their legibility in views towards and away from them. Similarly, the landscape itself can be the reason for the existence of a heritage asset, for example Perran Wharf located on the tidal reach of the River Kennall. Familiar local landscape views can add to people's enjoyment of places, our sense of a place and its local distinctiveness, and even the sense of belonging to a village and community. In this sense, familiar landscapes and views are locally cherished. They are the setting for people's everyday existence within their community and family life, valued as the place where their life experiences occur. This is a 'sense of place' or an 'attachment to the ordinary landscape'. These can affect psychological and social well-being and are part of the sustainable development concept. Paragraph 174 of the NPPF [2021] requires planning decisions to contribute

to ‘protecting and enhancing valued landscapes.’ Further, policy 23 of the Cornwall Local Plan explains through paragraph 2.146 that ‘All landscapes matter, not just those with national designations which is why attention to distinctiveness and character of the whole of Cornwall is so important.’

Intention:

- 7.63 The intention is to inform the design and landscaping of any new development in a way that reflects and contributes to landscape character, as described within the Parish evidence base, and that familiar views and vistas are not harmed, so as to preserve the rural look and feel of the landscape and preserve the village character. The policy aims to ensure that development pays special attention to the desirability of protecting and enhancing valued landscapes in accordance with Paragraph 174 of the National Planning Policy Framework and Policy 23 of the Cornwall Local

Policy 9 - Landscape

1. Development proposals will be supported which demonstrate that they have responded to and been informed by the characteristic, distinctive and historic landscape features identified in the Local Landscape Character Assessment of Perranarworthal Parish, in the following aspects:

- Key Characteristics
- Topography and Drainage
- Biodiversity
- Land Cover and Land Use
- Field and woodland pattern
- Building distribution
- Transport Pattern
- Historic features
- Distinctive features
- Condition
- Aesthetic and sensory
- Views
- Relationship to the adjacent landscape character type.
- Development Pressure affecting Landscape Character
- Landscape Management and Development Considerations

2. The demonstration required above, should address the foreground, middle ground and background landscape impacts and taking into account the cumulative impact caused by any existing unimplemented development proposals.

3. To evaluate the landscape and visual effects created by the proposed development on the characteristics identified above, applications may be supported by a Landscape and Visual Impact Assessment or Appraisal, and a heritage impact statement, as appropriate to the scale of the development*, in line with the current Landscape Institute and Historic England guidelines to be set out in the Design and Access Statement or Environmental Statement accompanying a planning application.

**For all proposals which qualify as ‘Major Development’ [for housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more] or are within the setting of the nearby AONB and which may be likely to have a substantial impact on the surrounding landscape, it is expected that a landscape and visual assessment of a level of detail proportionate to the development will have been carried out by a suitably qualified professional, and that the findings of this will be incorporated in the final proposals in a manner which demonstrates that the landscape asset has been assessed and understood using best practice methods.*

Policy 10: Green Infrastructure

Justification:

- 7.64 Perranarworthal parish is a beautiful block of rural countryside comprised of ancient farms and fields, commons, woodlands, steep valley sides, creeks and tidal reaches which provide valuable habitats and make a special, sometimes unique, contribution to the natural environment. Such areas are fragile and vulnerable to the processes of development and change. In between them are footpaths, road verges, open spaces and recreation fields. Together these make up the 'green infrastructure' that supports habitat and wildlife and form the stepping stones of a countywide biodiversity network of wildlife corridors that play a key part in helping to deliver the Cornwall Biodiversity Action Plan.
- 7.65 They are also part of the Nature Recovery Network that offer natural environment recovery and enhancement opportunities which support Cornwall Council's Environmental Growth Strategy. This strategy aims to deliver a healthy, growing natural environment alongside a vibrant environment-led economy in Cornwall. Thus the maintenance and improvement of landscape quality is considered to be a fundamental aspect of community and economic well-being.
- 7.66 In response to the impact on the Parish's wildlife and natural spaces caused by new development it is desirable to take steps to maintain and enhance the green infrastructure network. Developments of all scales should include enhancements to promote wildlife and developments at site scale should also apply measures to link surrounding habitats.

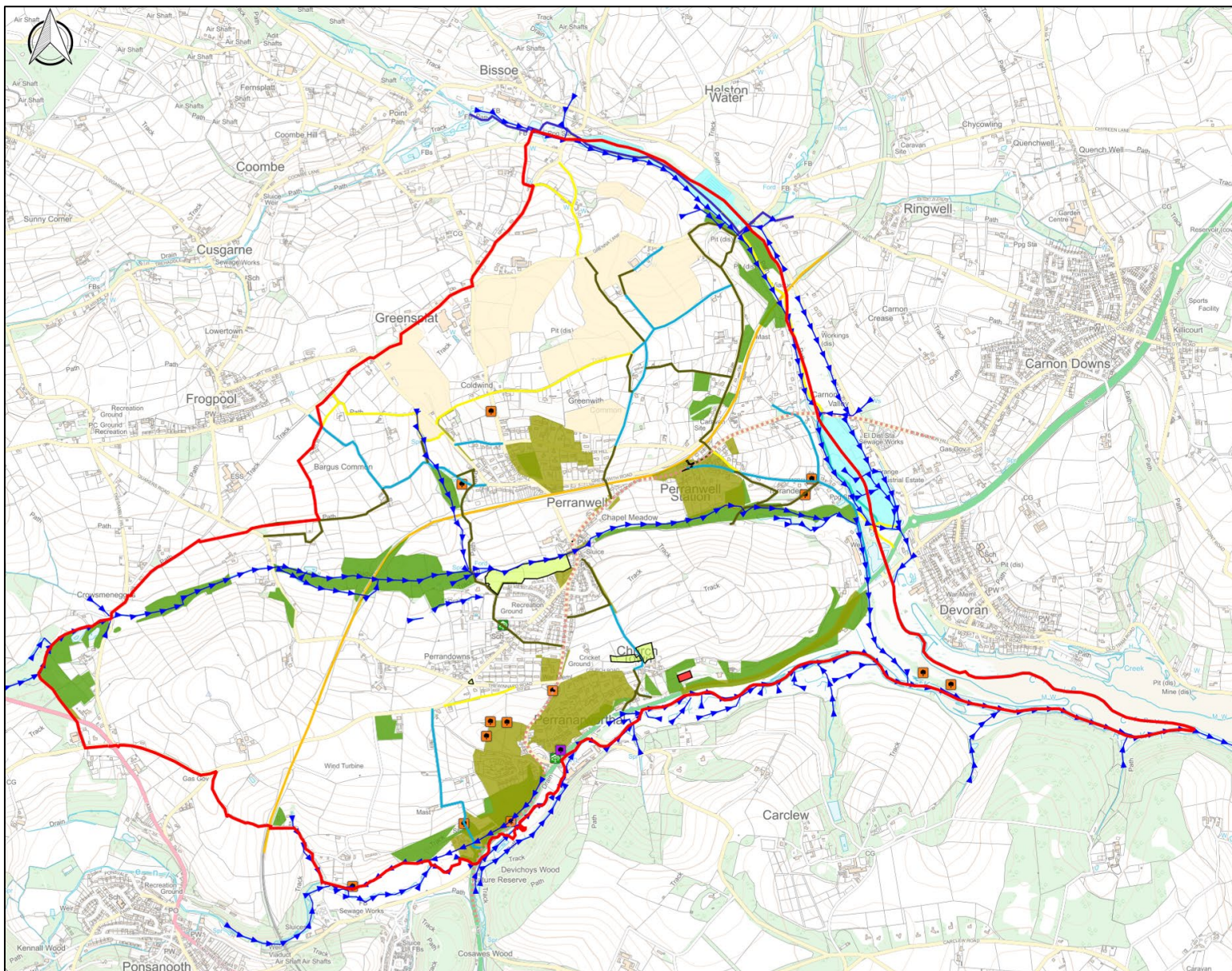
Intention:

- 7.67 Some of the 'green infrastructure network' is protected by landscape, biodiversity, and recreation designations and policies. However, it is essential that other natural assets, which are not so protected, should be recognised and supported, and that the entire system is perceived as a functioning network.

Policy 10 – Green Infrastructure

1. The Perranarworthal NDP identifies a network of 'green infrastructure' within the Parish [See Map 5]
2. Development proposals on land that lies within or adjoining the network of green infrastructure will be supported where it:
 - a. Does not compromise the integrity of the network of green infrastructure and its assets, by avoiding adverse impacts, or providing effective mitigation where impacts are unavoidable
 - b. Ensures through landscaping schemes, layouts, access and public open space provision, that it contributes to the connectivity, maintenance and improvement of the Network.
 - c. Contributes to a biodiversity net gain as required under national policy and Policy 11.

- 7.68 The [LAGAS Natural Capital Information and Management Hub](#) provides more details on the Nature Recovery Network.



Watercourses

Local Green Space

Footpaths and Bridleways

- Bridleway
- Byway
- Footpath
- Traffic Free Cycle Route
- Sustrans Route
- Trafalgar Way

Ancient and Veteran Trees

- Ancient
- Veteran
- Notable

Tree Preservation Orders - Areas

Countryside Stewardship Areas

Open Mosaic Habitat

Traditional Orchards

Woodlands

Railway trackbed

Map 5: Green Infrastructure Network – For zoomable map click here: [ZOOM MAP](#)

Policy 11: Net Biodiversity Gain

Justification:

- 7.69 The protection and enhancement of biodiversity opportunities is a key principle of the NPPF. The Parish includes mostly non-statutory biodiversity sites including deciduous woodland, traditional orchard, saltmarsh and open mosaic habitat, and some areas of Cornwall Wildlife Site woodlands. It also has a natural landscape features, such as hedges, trees and valley bottoms which not only provide a valuable and irreplaceable environment for wildlife, also contribute significantly to the natural landscape character of the Parish.
- 7.70 Ninety-nine per-cent of respondents to our questionnaire agreed that “it is important to protect and enhance existing wildlife and wildlife habitats including; trees, woodland, wetland and Cornish hedges”, with seventy-nine per-cent “strongly agreeing” with this statement. There was a similar level of enthusiasm for the creation of “new wildlife habitats as part of new developments, including Cornish hedges, new woodland and flower-rich grassland” with ninety-four per-cent agreeing with the statement, including sixty-five per-cent “strongly agreeing”.
- 7.71 Net Biodiversity Gain [NBG] is a new approach to development which aims to leave the natural environment in a measurably better state than before it was involved in development. A mandatory requirement to achieve a 10% net gain for biodiversity is to be introduced in the Environment Bill 2020. Cornwall Council are now promoting a 10% net gain in biodiversity in the context of CLP Policies 23 and 28, although there no strategic policies specifying the figure. Net Biodiversity Gain [NBG] follows the principle of a mitigation hierarchy which seeks to enhance habitat, avoid or minimise habitat loss, and where loss is necessary, restore or compensate for the lost habitat, or as a last resort offset the habitat loss.

Intention:

- 7.72 NDP Policy 10 seeks to protect the wider network of green infrastructure. NDP Policy 11 aims to protect existing habitat and biodiversity by ensuring that new development is located on sites where it will have the least impact on biodiversity, safeguard Cornwall Biodiversity Action Plan Priority Habitats, and require biodiversity gain. This policy seeks to ensure that conserving and enhancing biodiversity habitats and landscape features is at the forefront of any development proposals so that mitigation is sequentially the last option, with onsite retention and enhancement the priority.
- 7.73 DEFRA have published a ‘Biodiversity Metric’ to provide a way of measuring and accounting for biodiversity losses and gains resulting from development or land management change, and it is intended that this should be used to guide the assessment of biodiversity gain proposals.

Policy 11: Net Biodiversity Gain

Development which demonstrates in a Biodiversity Metric Gain Plan [BMGP], based on an assessment of the site before and after development, that it minimises the impact on and achieves at least a net gain in biodiversity that as a minimum meets national policy requirements, will be supported.

Each BMGP should use appropriate methods drawn from the guidance in the Cornwall Biodiversity SPD and the British Standard for Biodiversity [BS42020] and explain how a Mitigation Hierarchy has been followed and how the proposal will integrate into any wider green infrastructure networks.

Development which results in the loss of or significant harm to the ecological or landscape value of private residential gardens will not normally be supported.

- 7.74 Examples of appropriate methods to address NBG might include, within the structure of the building, or within the site boundaries on non-built features if this is not possible:
- At least one bird box for swifts, swallows and house martins in a suitable position.
 - At least one integrated bat box in a suitable position.
 - Bee bricks one per 2 residential dwellings.

- Hedgehog access points including 13cm x 13cm holes in the bottom edge of new fencing to allow them access to large areas.
- Landscape planting of new trees and hedges and flower-rich habitats sympathetic to local native species and habitats and avoiding species known to be invasive in Cornwall.
- Enhancement and replacement of trees, Cornish Hedges and hedgerows in accordance with policy 12 following.
- The intentional use of Sustainable Urban Drainage Systems, and drainage ponding, as habitat.
- 'Re-wilding' of areas to support drainage and create habitat.
- measures to protect the integrity of any affected wildlife corridors, mitigate any harmful impact, and incorporating linkages to provide new connections between corridors
- Where appropriate, contributions to a 'green reserve' nearby.

Policy 12: Trees, Cornish Hedges and Hedgerows

Justification:

7.75 Perranarworthal Parish is generally not well wooded, although there are woodlands on the valley sides of the River's Kennall and Carnon, and the tributary Trewedna Water which link with extensive runs of Cornish Hedges and mature hedgerow trees which the area is particularly well endowed forming locally distinctive 'tree tunnels' in parts. Some of the trees in the Parish are also identified as Veteran, Ancient or Notable Trees on the Ancient Tree Inventory maintained by the Woodland Trust. The community fear that development could lead to tree loss and change of character is clear from the extensive area, group and individual Tree Preservation Orders that exist. Trees are also of biodiversity significance within the green infrastructure network. Trees, Cornish hedges and hedgerows also help to screen development and can help create well-defined spaces for development.

Intention:

7.76 This policy seeks to protect existing trees, Cornish hedges and hedgerows in support of landscape and biodiversity, and supports the approach set out in the Cornwall Design Guide, which stresses the importance of retaining trees as part of good design and suggests that existing trees need to be carefully designed into the development.

Policy 12: Trees, Cornish Hedges and Hedgerows

1. Trees, Cornish Hedges and hedgerows contribute significantly to the landscape character of the Neighbourhood Plan Area and its biodiversity, and should be retained and enhanced wherever possible. Development proposals should:

- a. Sympathetically incorporate and retaining trees and Cornish Hedges or hedgerows of good arboriculture and amenity value into the overall design of the scheme and include measures to ensure their protection during the course of development and their continued survival in the long term;
- b. Be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan in accordance with the latest version of British Standard BS 5837 'Trees in relation to demolition, design and development' to demonstrate how they will be so maintained
- c. Be accompanied by a detailed landscaping scheme which:
 - i. includes the replacement of trees lost as a result of the development at a ratio of 3:1 where achievable.
 - ii. Where achievable Incorporates the planting of additional trees at a minimum of 3 trees for each dwelling or 1 tree for each 50sqm of gross business floorspace as a contribution towards the net gain in biodiversity required in Policy 11.
 - iii. Any replacement planting should be of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat. [See Cornwall Council Guidance].

- iv. a scheme depicting the method by which retained trees and hedges will be protected for the duration of development.
- d. Ensure the protection and retention of ancient woodland, ancient, veteran and notable trees in accordance with National Policy and Guidance and by including a buffer of a minimum of 15 metres for ancient woodland, and for ancient or veteran tree the buffer should be at least 15 times larger than the diameter of the tree from development. The inclusion of garden areas in buffer zones should be avoided.
- e. Where proposed development abuts existing woodland, providing adequate buffer between residential or commercial development and edge of canopy in accordance with the appropriate tree survey recommendations, to minimise any long-term impact on the woodland.

2. No loss of deciduous woodland identified in the Cornwall Biodiversity Action Plan will be supported.

7.77 Cornwall Council Biodiversity Guidance contains important details on new development and Cornish hedges under its Appendix D – Cornish Hedges and Development. Information on the location and height of Cornish Hedges that can inform the application of this policy is given in Map 4b of the Local Landscape Character Analysis in the Evidence Base.

Policy 13: Dark Skies

Justification:

7.78 The Parish of Perranarworthal, is fortunate in that it enjoys many areas that are unaffected by artificial light. The dark nighttime sky in itself a natural asset which is enjoyed and appreciated by the community as part of the experience of living in the area and its quality of life. It can also bring several other benefits such as enhanced conditions for astronomy, acting as an educational resource, providing creative inspiration, improved well-being and health of people and wildlife.

7.79 However, lighting is often installed which is overly bright, needlessly spills upwards, is poorly aimed and creates shadows – making it harder to see as well as being wasteful and harmful to the night sky. There is growing evidence that shows that light pollution affects most organisms by changing their food gathering and feeding habits, their mating and reproduction, as well as migration and social behaviour. Unnatural light endangers animals whose life cycles depend on darkness.

Intention:

7.80 Taking steps to encourage development to protect the night sky can preserve these benefits, and add to them, including energy saving by avoiding unnecessary or excessive lighting, promoting improved sleep patterns and reducing stress and providing a more natural environment for both nocturnal and diurnal animals.

Policy 13: Dark Skies

1. Proposals which demonstrate that if external lighting is required it protects the night sky as far as possible will be supported where they:

- a. Use low level lighting rather than street lamps;
- b. Use of full shielding of any fixture exceeding 500 initial lumens;
- c. Limit the impact of unshielded lighting through use of adaptive controls in security, rural edge highway and public space lighting;
- d. Restrict the number, and position of lamps and carefully use of flood and security lighting including effective baffling and motion sensors;
- e. Use low colour temperature lighting with a limit of 3000k (kelvins) or less;
- f. Use landscaping to reduce glare and reduce unnecessary light throw to a minimum.

7.81 Advice from the UK Dark Skies Partnership on lighting standards can be found here: ['Towards a Dark Sky Standard'](#)

7.82 The detailed evidence relating to this section may be accessed through this link: [Natural Environment and Landscape Evidence Base](#)

Built Environment and Heritage: Introduction

7.83 Objectives

- Protect and enhance the architectural and historic character of the area;
- Improve the quality of design of all development and change within the plan area.

7.84 Cornwall's outstanding and distinctive historic environment is a finite and irreplaceable resource that contributes to our economy, tourism, education, culture and community identity. Proposals for development should be informed by and respond positively to the historic environment and should aim to reinforce local identity, character and distinctiveness.

7.85 The parish of Perranarworthal makes an important contribution to the distinctiveness and diversity of the historic environment of the County; the following aspects of the heritage of the parish are of particular significance:

- Extensive areas of medieval field systems, in the north, south-east and south-west of the parish with a dispersed rural settlement pattern of ancient hamlets and farmsteads with Cornish placenames (attested by medieval documentary references), and with culturally and geologically distinctive farm buildings.
- An ancient church site dedicated to St Piran, surrounded by a church-town and vicarage, with a medieval cross, and a holy well.
- Extensive post medieval field systems created by the enclosure of commons and downs from the mid 18th century to create smallholdings, reflecting the impact of agricultural, industrial and socio-economic developments of the time.
- A distinctive industrial history centred on Perranwharf and Perran Foundry which were developed in conjunction with the internationally significant mining industries of the Central Cornwall mining district of the Cornwall and West Devon Mining World Heritage Site.
- A very long history of tin streaming, mainly in the Carnon Valley, with its origins in the Early Bronze Age (2500 BC), which supported a prehistoric trading network exporting tin and gold across Britain and Europe.
- A number of country houses and designed landscapes, built by prominent industrialists in the 18th and 19th centuries along the hillslopes above Perranwharf, taking advantage of views across 'one of the most beautiful valleys in Cornwall'
- The harmonious mix of building styles, types and sizes which contribute a distinctive streetscape to the centre of the village of Perranwell, with the buildings hugging the dips and curves of the road and clustering either side of the bridge

The Historic Environment

7.86 Listed Buildings and other structures are those that have been listed by the Secretary of State (for Digital, Culture, Media and Sport) as being of special architectural or historic interest. On listing, buildings are graded as I, II* or II. The grading is a general indication of the level of importance of the building. The effect of listing is that Listed Building Consent will be required for demolition or alteration or extension works that affect the character of the building as a building of special architectural or historic interest. Consent is sought from the local planning authority and procedurally is handled much like a planning application. Anyone carrying out works without proper consent may be required to reverse them and/or face prosecution. Scheduled Ancient Monuments have similar protection. Perranarworthal Parish there are 52 Listed structures. There are also 2 Scheduled Ancient Monuments.

Scheduled Ancient Monuments and Statutorily listed Buildings are strongly protected by law, Section 16 of the NPPF and Policy 24 of the Cornwall Local Plan. Therefore, protective policies for them are not needed in this NDP.

Policy 14: Local Listing

Justification:

7.87 There are many undesignated historic assets such as buildings, structures and landscape features within the Parish that are of local significance on which our distinctive and highly valued modern landscape and village character has been formed. Some of also potentially of national significance. The Perranarworthal NDP Historic Environment Report provides a list of such assets derived from:

- The gazetteer compiled by the CISI survey of Perranarworthal (HER, 2005),
- Local surveys, assessments and questionnaires carried out as part of the process of compiling the Neighbourhood Plan.
- Sites derived from placenames recorded in the ICS Placenames Index and other cartographic sources considered to be potentially medieval or early modern in origin

7.88 The intention is that the Perranarworthal NDP will treat these as being 'locally listed' to ensure that new development proposals respond to and are demonstrably informed by their presence and nature. This is in line with guidance set by Historic England. (Advice note 7: Local Heritage Listing May 2016 p6): 'work in preparing a Neighbourhood Plan may indicate buildings and sites which merit inclusion on the local list'.

7.89 Intention:

7.90 To identify the local heritage assets that should be protected through the application of Cornwall Local Plan Policy 24.

Policy 14: Local Listing of Non-Designated Heritage Assets

The buildings, structures and features identified in the Perranarworthal NDP Historic environment Report Appendix 5 are locally listed as non-designated heritage assets being of historic importance, architectural significance, and local distinctiveness and character. Proposals impacting on these building, structures and grounds must conform to national policy and guidance and CLP Policy 24 'Historic environment'. From time to time additional sites may be identified, in which case NDP Policy 14 and CLP Policy 24 will apply to them.

7.91 It is hoped that the Parish will be subject to a fuller assessment in due course, and a more detailed listing of local assets prepared. It is intended that the undesignated historic buildings and structures are recorded in the Cornwall Council Historic Environment Record in due course.

Policy 15: Design

Justification:

7.92 The design of buildings has in the past been influenced by factors such as the local availability of construction materials, the technology of the times, social conditions, needs and functional roles, and the traditional skills (and ability) of the builders. This has imparted the locally distinctive architectural style and the pattern and layout of development that is now highly valued.

7.93 Community survey feedback has shown how much the natural and historic environment in Perranarworthal Parish is valued, and it is therefore important that full account is taken of the local context in the design of new development so that it responds to and enhances the "sense of place" and meets the aspirations of people already living in the area. There is a need to ensure that, when new development proposals come Listed Buildings and Scheduled Ancient Monuments forward, however small scale, they should contribute to

the maintenance of this local distinctiveness, reflecting local building traditions and where possible reversing any harm that has occurred from the use of inappropriate designs and materials.

- 7.94 Although Cornwall Local Plan Policy 13: 'Design' and Policy 14: 'Development Standards' provide policy requirements on design related matters, there are specific design aspects of any development proposals in the Parish, both within villages and the countryside, that should be taken fully into account in development. As part of the preparation of the Neighbourhood Development Plan, a Design Code has been prepared to provide guidance as to how new development in the Parish could best be designed to fit into local character.
- 7.95 Good design is also a factor in improving the local acceptability of new housing schemes, which is essential if local housing needs are to be met without creating social divisions and controversy.
- 7.96 The National Design Guide explains how important an understanding of the historic environment is to good design. It says that when designing a new development, it is important to understand how the place in which the site is located has evolved as the local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape. It should also not be forgotten that today's new developments extend the history of their context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century.
- 7.97 When considering development likely to impact on the historic environment, the specific value of the historic assets likely to be affected should be taken into consideration and given appropriate weight alongside all other relevant issues. Understanding the specific character and importance of the historic assets will help guide decision making and will also be invaluable when determining appropriate mitigation measures to be applied (by conditions) if adverse impact is likely to occur.
- 7.98 The Local Plan also recognises that available information will often be an inadequate basis for informed planning decisions, and recommends that all development proposals should be supported by proportionate historic environment assessments and evaluations such as heritage impact assessments, desk-based appraisals, field evaluations and historic building reports. These should identify the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects which are likely to ensue from development. They should also demonstrate how any harm will be (in order of preference) avoided, minimised or mitigated.
- 7.99 When considering development proposals, the main areas of concern for the parish are:
- To protect the layout and character of the medieval field systems by resisting hedgerow removal in these areas, and allowing development on green field sites only in exceptional circumstances and in appropriate locations.
 - To maintain the rural character of the landscape by protecting the network of roads, tracks and footpaths between the settlements from over-development, road widening, straightening etc.
 - To ensure that new developments respect the historic character and context by adopting appropriate designs and materials.

Intention:

- 7.100 To ensure that new proposals draw their design inspiration from the local historic context and thereby fit well within existing character and form, ensures that the impact of development on the heritage and archaeological assets of Perranarworthal Parish is effectively mitigated and encourage opportunities to reverse previous harm to local character.
- 7.101 The policy also reflects the advice from the National Design Guide, that well-designed places and buildings come about when there is a clearly expressed 'story' for the design concept and how it has evolved into a design proposal explaining how the concept influences the layout, form, appearance and details of the proposed development and draws its inspiration from the site, its surroundings and wider context.

Policy 15: Design

1. New development proposals will be supported where the extent of development, layouts, design solutions, landscaping, height, scale, massing, orientation, materials, positioning within the site, respond to and are demonstrably informed by:
 - a. The Perranarworthal Design Guide 2021;
 - b. The history and heritage of the site, its surroundings and the wider area, including cultural influences;
 - c. An understanding of setting, significance and wider context of historic environment assets, including retention of the field boundaries, the surrounding streetscape, historic streetlines and established / traditional building line practice;
 - d. Desk-based appraisal, archaeological assessments, field evaluation, building recordings and targeted excavation etc. within the site as appropriate.
 - e. The landscape character of site;
2. Proposals for development which involve or would have an impact Designated or Non-Designated heritage assets including those locally listed under NDP Policy 14 should be in conformity with national policy and guidance.
3. Where appropriate and feasible, new development proposals should:
 - a. Respond to and provide remediation of existing design or environmental issues that are detrimental, including enhancement opportunities.
 - b. Demonstrate a positive relationship with the public realm, maintaining and improving the permeability and adequacy of pedestrian routes;
 - c. Be sensitive to their potential impact upon the setting of the villages and inward or outward public views of them.
 - d. Incorporate design features that enhance prevention of crime, anti-social behaviour and disorder and provide a secure environment by application of 'Secure by Design' standards.
 - e. Be accessible to all including people with disabilities, applying the principle of 'Least Restrictive Access'.
4. During construction a watching brief, followed by targeted excavation if necessary, and historic / archaeological recording and interpretation will be required. For mitigation consideration should be given to the provision of material/resources to Kresen Kernow (County Records Office).

7.102 The [Perranarworthal Design Guide](#) sets out a series of general design principles followed by questions against which the development proposals should be evaluated. As an initial appraisal, there should be evidence that development proposals have considered and applied the following general design principles:

- Development should reflect established building lines, massing and orientation characteristics;
- Respect surrounding buildings in terms of scale and height and form;
- Harmonise with and enhance the existing settlement in terms movement patterns, access and land use type.
- Integrate with existing public rights of way (PRoW), streets, circulation networks and patterns of activity;
- Relate well to local topography, landscape features and long-distance views.
- Ensure building densities respect the rural character with gaps between buildings to allow views to the surrounding context;
- Retain and incorporate important existing landscape and built-form features into development;
- Reinforce or enhance the established high-quality village character of streets and amenity spaces.
- Reflect, respect and reinforce local architectural characteristics and historic distinctiveness.
- Specify contextually appropriate materials and source locally where practicable.
- Demonstrate high-quality interpretation of local architectural influence and detailing.

- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other; to provide a safe, attractive and cohesive environment.
- Make enough provision for sustainable waste management without adverse impact on the street scene, the local landscape or the amenities of neighbours.
- Consider the need to design out crime and disorder to ensure ongoing community safety and cohesion.

7.103 Other sources of guidance which may be of assistance in the design process include:

- The National Design Guide
- The Cornwall Design Guide
- The Building for Life 12 standard (or any successor schemes).

7.104 For developments of 10 or more dwellings, 1000sqm of new floorspace, or sites of 1ha or more, or for one or more dwellings or 100sqm of new floorspace in the Conservation Area, or where Listed Building Consent is required, a full Design and Access Statement is required. For smaller proposals including those for one or more dwellings, a Design Statement will be required expressed in a manner proportionate to the scale and nature of the proposals. Both types of document should demonstrate how together the design process and proposed development reflect the requirements of NDP Policy 15 to achieve the best design solution.

7.105 Developments should be aware of and carefully take into account the needs of groups with protected characteristics as set out in the Equalities Act 2010.

Policy 16: Trees and large tree-like shrubs in the Conservation Area

Justification:

7.106 Perranwharf is dominated by trees, both within the village amongst the generous residential curtilages and as part of its setting. Trees pervade and hardly a modern house can be seen from many viewpoints. The Church of St Piran is set in a leafy churchyard on raised ground, the many and mature trees are most important here in forming the setting to the church. Although both the Conservation Area status and Tree Preservation Orders confer some protection to this setting in the case of mature trees, there are also many smaller trees and shrubs which because of the favourable climate have grown to a substantial height and a tree-like form also make a significant contribution to the historic setting and character of the settlement.

Intention:

7.107 To ensure that development proposals at Perranarworthal take full regard of the contribution that trees and tree-like shrubs make to the historic setting and character of the settlement and are afforded the same consideration in design as is given to trees.

Policy 16: Trees and large tree-like shrubs in the Conservation Area

Development at Perranarworthal Conservation Area will be supported where it carefully integrates existing trees and large tree-like shrubs into the design and layout of proposals, taking care to ensure that their relationship to the historic context and setting of the area and any heritage assets within it is adequately conserved and enhanced. Loss of trees and large tree-like shrubs which make a contribution to the historic context and setting will not be supported

7.108 The detailed evidence relating to this section may be accessed through this link: [Built Environment and Heritage Evidence Base](#)

Community Facilities: Introduction

- Support high quality, accessible and affordable community facilities to meet the changing needs of all parts of the local community

7.109 Perranarworthal Parish's community has a good level of community cohesion and funding is available to support community-based initiatives from several community funding sources. The existing community and recreational facilities are obviously highly valued by the community. However its stock of community facilities is limited, and ongoing maintenance and improvement is a typical issue for such facilities. These facilities gain the benefit of protection under Cornwall Local Plan Policy 4.4. There are also several recreational and other 'green spaces' around the Parish which contribute local well-being and also to its character and heritage and are worthy of protection. Equipped provision for children is good for Perranwell but less so for the other settlements. Provision for teenagers is poor. Ideally playspace should be available at each settlement, and the equipment at Perranarworthal supplemented. Although excellent and active Church and Primary School facilities and services are available locally residents have to travel out of the Parish for many key services and amenities, including health services and secondary schooling.

Policy 17: Community Facilities

Justification:

7.110 The populated areas of Perranarworthal Parish are within ten to twenty minutes' drive of the various facilities available in Falmouth and Truro. However, they are beyond walking distance and the local bus service is insufficiently frequent to attract people away from car usage. Therefore, for future development to be sustainable, it must benefit from and also contribute to the provision and maintenance of appropriate infrastructure and facilities locally, and these must be protected from alternative uses. Existing services and facilities in the Parish are of high value to local residents as is clearly demonstrated in the consultation statement. These valued community facilities include a wide range of businesses, community recreation areas and buildings such as the church, village halls, playing fields, a local post office / shop and two pubs. Furthermore, new services and facilities are welcomed where they are well located to our settlements. They are shown on the Proposals Map.

Intention:

7.111 To identify and protect the community facilities within the parish that are of value to the community and to provide support for new community facilities when and where these are required.

Policy 17 - Community Facilities

The following facilities have been identified as being especially important to the community and to which CLP Policy 4.4 is particularly relevant.

1. Post Office and Shop and Hair/Beauty Salon at Perranwell
2. Perranwell Station
3. Perranwell Nursery
4. Perranarworthal Community Primary School
5. Royal Oak and Norway Inn Public Houses
6. Perranwell Centre / Village Hall
7. Perranarworthal Church Hall
8. St Piran's Church and Cemetery

Development will be supported which includes provision to diversify and enhance the range of services and community facilities to meet current and future needs.

Policy 18: Local Green Spaces

Justification:

7.112 Within the Parish there are some smaller open areas of local significance which are of particular importance to the local community and fulfil the requirements of the NPPF (99 and 100) for Local Green Space designation in that each green space:

- Is in reasonably close proximity to the community it serves;
- Is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- and the land involved is local in character and is not an extensive tract of land.

Intention:

7.113 To identify and protect the key green spaces that are of local significance in the Parish.

Policy 18 – Local Green Spaces

The neighbourhood plan designates the following locations as local green spaces because of their openness or special character or significance and value to the local community (See Map 6)

- a. St Piran Church yard, Churchtown.
- b. New burial ground, Churchtown
- c. Open triangle at the junction of School Hill and Trewinard Road
- d. Chyvogue Water Meadows

Inappropriate development will not be supported except in very special circumstances.

Policy 19 Open Space and Recreation

Justification

7.114 An Open Space Assessment for Perranarworthal Parish was carried out in February 2020, which concluded that formal open space and sports provision is very limited in Perranarworthal Parish. There are no public allotments, and the only equipped playspace in the Parish is the limited facilities available at the King George V playing field at the Perranwell Centre, which includes a refurbished toddler play area and a kick about for older children. Ideally playspace should be available at each settlement, and the equipment at Perranarworthal supplemented. The KGV playing field, is the home ground of Perranwell FC, which plays in the Cornwall FA Trelawney League and the St Pirans League.

7.115 The Parish Council is the sole trustee that administer the playing field, which the Football Club are permitted to use for their matches, The school and Preschool use the field for their outdoor activities. Because the field is excessively sloping, the football club with support from the school are in the process of a campaign to level the field to enable them to remain in the league they currently play in. It is a well-used facility, especially on Saturdays and school holidays. It has been used not only for sports but also events.

7.116 Recreational facilities for teenagers is lacking within the Parish. Enhancement of the playing field could help address this.

7.117 The Perranarworthal Cricket Club has been in existence for around 150 years. It runs several teams and an active junior group. It has a refurbished clubhouse and a car park. The car park is also used as an overflow car park for the church when there are large gatherings such as funerals and weddings. The field is used by the U3A croquet group twice a week.

- 7.118 Looking forward, development in the Parish up to 2030 is likely to bring only a marginal population increase that will add limited extra demand additional facilities, as most of the development will meet existing local housing needs.
- 7.119 When new development occurs developers will be required to contribute to the provision of additional facilities taking into account the standard and distribution set out in Figure 9 below, in accordance with Policy 28 of the CLP.
- 7.120 In view of the small numbers of the local population, its dispersal and age distribution, the small size of the Parish settlements, the strong likelihood that most residential properties have good sized gardens suitable for play, vegetable growing, and passive recreation, it is very difficult to apply Fields in Trust National Open Space Standards meaningfully. A better approach may be to focus on addressing children and young peoples' equipped play and social needs which are really only effective if located 240-600m of the focus of residential development.
- 7.121 On this basis each of the Parish settlements should ideally each have a playspace featuring basic play equipment for younger children and space/equipment for older children (eg kickabout). This may be something for CIL or other funding to be used.

Intention

- 7.122 This policy intends to ensure that the community and recreational facilities within the parish are recognised as an important asset and the provision safeguarded and expanded on.

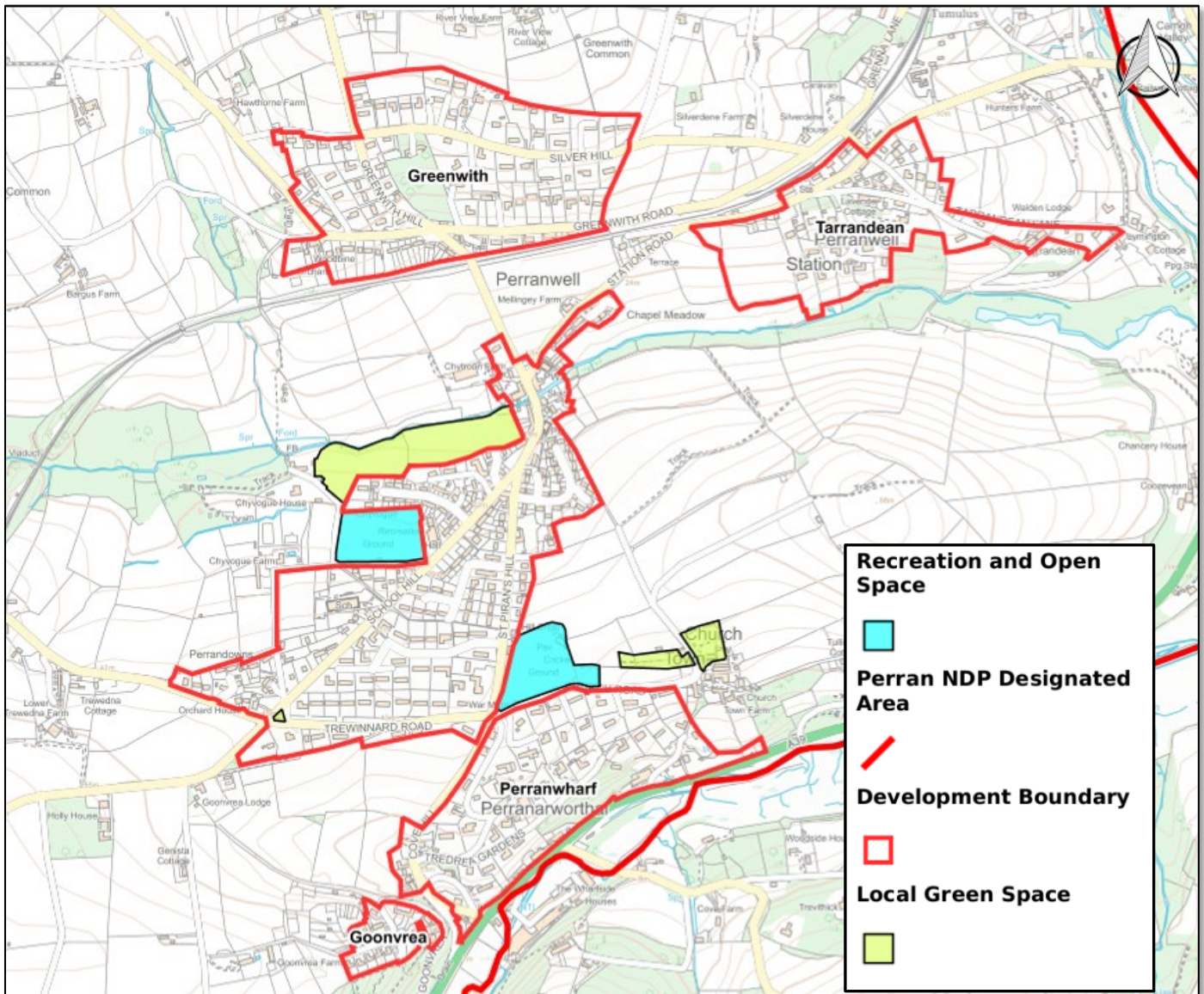
Policy 19 Open Space and Recreation

To promote, safeguard and improve social interaction and wellbeing in the parish, development will be supported where it contributes to any of the following:

- a. The extension of existing recreational facilities or
- b. The provision of formal playing fields, Children & young people's equipped Play, Informal open space including unequipped 'play space', access to natural green space and allotments

Proposals that would result in the loss of any of the community and recreational facilities as shown on Map 6 including the King George V playing field, School Hill, and Perranarworthal Cricket ground, Tredrea, will not be supported unless appropriate replacement facilities and services are provided in a location which is both suitable and appropriate for the local community.

- 7.123 The detailed evidence relating to this section may be accessed through this link: [Community Facilities Evidence Base](#).



Map 6: Open Space/Recreation and Local Green Space Designation Proposals.

Traffic, Transport and Infrastructure: Introduction

- Improve movement around the Parish, reduce traffic conflict, and improve linkages to services, schools and leisure opportunities
- Protect and encourage the enhancement of pedestrian links, rural footpaths and bridleways.

7.124 Accessibility to services and facilities is a key issue in the parish. The road and footpath network links settlements reasonably well, but the roads are constrained by vertical and horizontal alignment restrictions, and road safety is perceived as an issue due to the lack of pavements on the narrow roads, so there is a demand for more pedestrian links. Within the villages the unclassified roads are often congested from parked vehicles, and speeding is seen as an issue. Public transport links are reasonable, but the parish retains a high car dependency. Modal shift to train use is constrained by lack of parking at the station and perceived road safety issues for pedestrian access. Consideration should be given to creating additional public parking in the centre of the village where parking is at a premium. There is 'Superfast Broadband' throughout the parish but speeds can vary. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a means of communication in a rural area.

Policy 20: Transport and Communications

Justification:

7.125 Despite the availability of commuter rail journeys from the centre of the Parish, most travel by car. Also the area is comparatively wealthy and there is a high level of car ownership which results in parking congestion, road blockages, and safety issues. At times of congestion on the nearby A39 many vehicles seek alternatives routes, 'rat running' through the rural scale roads and the traffic sensitive village centres, further aggravating these issues, whilst the Parish shares the same problems of weight damage and road safety stemming from HGVs accessing local farms as do all rural areas. In addition to safety issues the reliance on vehicular travel contributes to climate change and to loss of air quality. The presence of the Perranwell Railway Station offers the opportunity to encourage 'modal change' to more sustainable forms of travel, whilst encouragement of walking and cycling to local facilities can bring both health and local economic benefits. Digital



communication can also help reduce the impacts of vehicular traffic if it is adequate to support on-line commerce and working from home. There is 'Superfast Broadband' throughout the main settlements in the Parish but speeds can vary, whilst more rural parts have poor broadband access. The signal for mobile phones (voice and data) is widely variable according to location and provider.

Intention:

7.126 It is important to ensure that new development makes a consistent and reasonable contribution to meeting the transport and connectivity needs of neighbourhoods in the most sustainable manner without aggravating existing issues, and where appropriate and feasible helping to address them, by supporting links with walking and footpath routes, ensuring adequate and additional private car parking, encouraging low emission vehicle use, encouraging the take up of Broadband connectivity throughout new developments, and supporting traffic calming.

Policy 20 – Transport and Communications

1. Development for new dwellings (except for agricultural need dwellings) will be supported where it:
 - a. Provides adequate off-road parking for private vehicles in accordance with the requirements of the Development Plan (developers are encouraged as a minimum for dwellings of three or more bedrooms to provide for at least two vehicles and a visitor's space);
 - b. Will not unacceptably increase traffic pressure on school traffic sensitivity routes and the Cornwall freight Network;
 - c. Incorporates facilities to promote the use of low emission vehicles (such as an appropriate standard of charging point built into individual dwellings);
 - d. Incorporates suitable ducting that can accept fibre linked either to the nearest access point to existing internet providers; or a local access network.

2. In addition, developments of more than 4 dwellings will be supported if layout is designed to comply with the Manual for Streets and the Development Plan. This should include:

- a. Measures with the following hierarchy of transport in mind: pedestrian, cyclist, service vehicles, public transport, private vehicles;
- b. A layout which provides and facilitates interconnected streets and avoids the use of cul-de-sacs;
- c. The inclusion of turning areas;
- d. Additional amenity parking spaces in the form of unallocated laybys;
- e. The design of shared spaces or surfaces to take into account the needs of people with visual impairment.

3. Developers are encouraged to consider supporting appropriate traffic calming measures* within, alongside, or off site on roads approaching the site.

* [Rural Minor Road Traffic Calming, Sustrans, 2004](#)

Policy 21: Footways, Pedestrian Links, Public Rights of Way

Justification

7.127 Footpaths, bridleways and cycle paths can make an important contribution to sustainable connectivity, the reduction in greenhouse gas emissions, and to healthy activity and leisure. Such routes may also be wildlife corridors through fields and built-up areas. Such routes are only useful if they are available and perceived to be safe, reasonably pleasant and take a reasonably direct route from where people start from (usually their home) to where people want to be. The implication of the Equality Act 2010 is that rights of way provision for disabled people has to be considered equally with that of other users. Applying the principle of 'Least Restrictive Access', which requires that all structures erected on rights of way must meet the highest possible standards and will benefit all users not only those with restricted mobility. Unfortunately, whilst the extent and convenience of the network of rural Rights of Way is currently fair, the availability of pedestrian footways linking residential areas and local facilities is limited, and the existing traffic issues described in Para 7.121 above are perceived to be a source of injury risk to pedestrians.

Intention

7.128 The aim is to ensure that development proposals do not unacceptably impinge on effectiveness of existing routes and wherever appropriate and feasible contribute to their improvement.

POLICY 21 – PUBLIC FOOTWAYS, PEDESTRIAN LINKS, AND PUBLIC RIGHTS OF WAY.

1. Development (except for agricultural need dwellings) will be supported where there are existing safe walking routes to public transport, services and facilities or this can be achieved through the provision of new paths to link with the existing network and to local facilities to a standard which is accessible to all including people with disabilities, applying the principle of 'Least Restrictive Access';
2. Development proposals which are likely to affect public footways, pedestrian links, and Public Rights of Way should protect the existing network and its ambiance.
3. Where public footways, pedestrian links, and Public Rights of Way are routed or realigned through new development, they should be incorporated into the development as a through route which is:
 - a. Not diverted to an unreasonable degree,
 - b. Designed as part of a landscaped wildlife corridor rather than being routed along estate road pavements as part of the highway network and
 - c. Accessible to all including people with disabilities, applying the principle of 'Least Restrictive Access'.

7.129 The detailed evidence relating to this section may be accessed through this link: [Transport and Infrastructure Evidence Base.](#)

Climate Change: Introduction

- Support local actions to tackle the causes and effects of climate change
- Encourage new development to incorporate on site provision of renewable energy, low energy and low carbon technologies.

7.130 The climate crisis represents a fundamental threat to global well-being, which is recognised internationally though the Kyoto and Paris Climate Conference Agreements and the United Nations Intergovernmental Panel on Climate Change (IPPC) Interim Report, 2018. In May 2019 the Committee on Climate Change recommended net zero carbon emissions by 2050 and Parliament declared a 'climate change emergency'. The UK Government has a commitment to reduce CO2 emissions [by 78% on 1990 levels by 2035 and by 100% on 1990 levels by 2050](#). For the latest Climate Change Risk Assessment see [UK Climate Risk](#) and [Climate Change Committee](#).

7.131 On 22nd January 2019 Cornwall Council resolved to declare a 'climate emergency' and to prepare a report 'to establish how Cornwall can sufficiently reduce carbon emissions through energy efficiency, low-carbon fuels and investment in renewable energy and other Council strategies, plans and contracts within a timescale which is consistent with an ambition to restrain Global Heating to 1.5° C'. This resolution was made in the context of Cornwall Council's target for Cornwall to become carbon neutral by 2030.

7.132 NPPF 2021 (Para 152) says that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to:

- shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience;
- encourage the reuse of existing resources, including the conversion of existing buildings; and
- support renewable and low carbon energy and associated infrastructure.

7.133 Para 156 of NPPF 2021 encourages planning support for community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

7.134 The Cornwall Local Plan supports proposals which 'reduce energy consumption while increasing renewable and low carbon energy production' and 'increase resilience to climate change'. The [Cornwall Climate Emergency Development Plan Document \[CEDPD\]](#) is an extension to the Local Plan which is being prepared to bring forward more specifically focused policies dealing with the causes and impacts of the climate crisis.. It 'will act as an 'umbrella' document for Neighbourhood Development Plans providing consistent standards to help applicants and communities. Many of the policies in the CEDPD are already reflected in Perranarworthal NDP policies.

7.135 The CEDPD will be fully in place before 2023. Its proposed policies include additional strong measures that will help the local community to tackle the causes and effects of the climate crisis in the area. This section of the Perranarworthal NDP provides a local context for the application of the Climate Crisis DPD policies when they are adopted.

7.136 Working within this framework, the Perranarworthal NDP seeks to

- encourage and support the generation and use of renewable energy in a way that will cause least harm to the area and its setting and benefits local people through reduced energy consumption, reduced carbon footprint and results in lower energy costs.
- encourage design and materials which minimises the need to use energy, and encourage and support the use of renewable energy sources within new and existing properties.

Policy 22 Design for Sustainable Energy

Justification

7.137 Perranarworthal Parish supports Cornwall Council's commitment to increase use and production of renewable and low carbon energy generation subject to the safeguards set out in Policy 15 of the Local Plan. All new developments within the parish should seek to achieve high standards of sustainable development and, in particular, demonstrate in proposals how design, construction and operation seek to:

- Reduce the use of fossil fuels,
- Promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy,
- Adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies.

7.138 A small-scale community energy project could contribute locally by way of the community owning or holding shares in renewable energy or by providing cheaper energy bills. Potentially it could also encourage the take up of electric vehicles.

Intention

7.139 To support the transition to a low carbon future.

POLICY 22 DESIGN FOR SUSTAINABLE ENERGY

1. Development proposals which aim to meet a high level of sustainable design and construction and are optimised for energy efficiency so that it has a small 'carbon footprint' will be supported. Proposals should where appropriate due to the size and scale of development:

- a. Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption and maximise the use of renewable energy
- b. Incorporate on-site provision of renewable energy or heat and/or low carbon technologies
- c. Incorporate water reduction and reuse design principles including rainwater harvesting, greywater recycling and efficient use of all water for both internal and external water consumption.
- d. Be designed to reduce the risk of summer overheating of properties and increased energy use for building cooling, optimising the use of green and blue infrastructure in maintaining healthy indoor and outdoor temperatures.

2. Small-scale community initiatives for renewable and low carbon energy to meet local needs and provide local benefits, will be supported where they are in conformity with other environmental policies of the Neighbourhood Plan, including the Neighbourhood Plan Design Guidance.

3. The sensitive retrofitting of energy efficiency measures in heritage properties/assets and buildings to reduce energy demand, providing that it safeguards the historic characteristics of these heritage assets and development is done with the engagement and permissions of relevant organizations**. Such measures could include:

- a. Measures to reduce heat loss, such as double or secondary glazing with wooden windows that meet the latest relevant British standard; and/or
- b. The replacement of fossil fuel burning energy sources with electric power from renewable sources with zero air emissions locally.

** See [Improving Energy Efficiency in Historic Cornish Buildings](#)

7.140 More detailed information on sustainable design is available in the Perranarworthal Design Guidance section 8.

Policy 23 Sustainable Energy Production

Justification

7.141 Sustainable energy is of some significance to Cornwall generally because its geographical characteristics (as an exposed and hilly peninsula) and relatively sparse population make it suitable for wind turbines and solar PV arrays and the renewable energy industry contributes significantly to the economy and job opportunities in the county. Perranarworthal Parish is identified on Cornwall Council's Renewable Energy Interactive Mapping as being in a 'Suitable Area for Wind Energy' that has been assessed as part of the Renewable Energy Landscape Study as having a low, low-moderate or moderate landscape sensitivity to wind energy. However, the opportunities for renewable energy schemes are very restricted because the Parish is within the setting of tracts of AONB and WHS adjacent to the Parish. Therefore, in accordance with the Cornwall Climate Emergency DPD, large scale wind energy and PV development would be inappropriate, and although there may be some opportunity to site very small-scale turbines and PV arrays adjacent to farm buildings or for small domestic turbines alongside individual dwellings. Due to its topography, the Parish also has opportunity for hydroelectric power generation. Hydro power, harnessing the energy of our rivers as they fall towards the sea, is the least intrusive form of energy production, and can provide opportunities for small farms and dwellings to go 'off grid' easily.

Intention

7.142 To ensure that renewable energy is facilitated in a way that reflects the sensitive character of Perranarworthal Parish.

POLICY 23 SUSTAINABLE ENERGY PRODUCTION

1. Wind Turbines

Proposals for wind turbine developments will be supported if they comply with the Cornwall Climate Emergency Development Plan Document.

2. Solar PV Arrays

Proposals for small solar PV arrays which require planning permission will be supported provided that:

- a. Potential harmful impacts on the amenities of local residents in terms of noise, electromagnetic interference or overbearing visual impact can avoided or mitigated;
- b. There is adequate demonstration of how land beneath/surrounding the panels will be managed; and
- c. Together with existing and approved solar PV, they would not lead to a concentration of solar PV on a scale which would significantly change the character of the wider landscape
- d. Major solar PV developments will not be supported other than in exceptional circumstances, as set out in NPPF 2021 Para 172 and its footnote ref 55.

3. Hydro Power

Proposals to harness the power of rivers for the purpose of generating electricity will be supported, provided that:

- a. Any associated buildings are small scale and designed to be sympathetic to the landscape (bundling or through design that reflect local built vernacular)
- b. Adequate provision is incorporated to ensure unobstructed passage for fish and other riverine wildlife
- c. Any impoundments (weirs or dams) do not aggravate flooding issues and are designed to maximise biodiversity benefit
- d. If located close to the AONB/WHS they are of a scale and design able to conserve and enhance the setting, guarding against landscape, visual and cumulative impacts in conformity with National Policy and Guidance and the Development Plan

Policy 24 Sustainable Drainage and Coastal Erosion

Justification

- 7.143 According to the latest version of the Cornwall Strategic Flood Risk Assessment [SFRA] a 1 in 30 year and 1 in 100-year flood risk affects some properties located close to the Trewedna Water and its feeders at Perranwell and Greenwith, and also properties close to the Kennall River at Perranwharf and Church Town. A more extensive area of Perranwell is within the 1 in 1000-year surface water flooding risk area. Surface water flooding risk is anticipated to increase as a result of climate change, adding to the economic and health costs associated with the inundation of properties. 'Hard' engineered mitigation of flood risk can be unsympathetic to both the natural and built environment. On the other hand, Sustainable Urban Drainage [SuDS] techniques can help to reduce the incidence of surface water flooding and reduce harm to water quality, whilst providing additional habitat to support and enhance the green infrastructure network, and contributing to the distinctive character of the area.
- 7.144 Parts of the Parish also are at risk of tidal flooding, including the Kennall River valley bottom at Perranwharf, and Visicks Works alongside the Carnon, both of which are in the 'Medium Risk Present Day' category. Surface water and tidal flooding combine at times of storm, with tidal surge and run off leading to frequent flooding of the A39 at Perranwharf and on the approaches to Devoran to the east.
- 7.145 The tidal areas are also liable to coastal erosion. The [Cornwall and Isles of Scilly Shoreline Management Plan 2](#) (SMP2) and its mid-term Review sets out the policy direction in terms of how coastal erosion events are anticipated. This area is in Policy Unit 11.5 of Management Area MA11 and Policy Development Zone 5 'Devoran and Perranarworthal' where the adopted approach is 'Managed Realignment' up to 2105. This means managing coastal processes to realign the 'natural' coastline configuration, either seaward or landward, in order to create a future sustainable shoreline position. Where there is a frequent flood risk for the A39 at the Norway Inn the SMP2 identifies an opportunity to realign the southern river bank to create more channel capacity and intertidal habitat. It recognises that a Managed Realignment' strategy would probably require maintenance of at least some of the existing structures and retaining walls along the A39. This will be an important part of the Perranarworthal Emergency Plan, to which this NDP must be aligned.
- 7.146 The Policy is also supported by Cornwall Council produced documents as follows:
- Cornwall Local Flood Risk Management Strategy: <https://www.cornwall.gov.uk/environment-and-planning/countryside/estuaries-rivers-and-wetlands/flood-risk/local-strategy/>
 - Cornwall Council Sustainable Drainage Policy: <https://www.cornwall.gov.uk/media/utmhtxt/sustainable-drainage-policy-v-1-0.pdf>
 - Cornwall Council Chief Planning Officer's Advice note on Planning for Coastal Change: <https://www.cornwall.gov.uk/media/ezbpzrqc/final-chief-planning-officer-note-planning-for-coastal-change-march-2020.pdf>

Intention

- 7.147 To enhance the performance of the natural capital and green infrastructure within the Parish to cope with heavy rainfall, increase climate change resilience, alleviate flooding, reduce flood and water pollution risks, and avoid the economic and social costs associated with flooding.

Policy 24 Sustainable Drainage and Coastal Erosion

Development proposals will be supported where they demonstrate that they:

1. Include one or more of the following Sustainable Urban Drainage [SuDS] design features to reduce and manage the risk of surface water flooding within on site and elsewhere in the parish and beyond:

- a. The use of “natural” SuDS features including infiltration (soakaways), swales, storage basins, tree planting, street trees, rain gardens, green roofs, ponds and wetlands which deliver ecological and community benefits
- b. Permeable driveways and parking areas;
- c. Water efficiency, for example by incorporating rainwater harvesting and storage technology alongside other SuDS features.

2. Have site arrangements that make provision for simple, straightforward and wild-life friendly maintenance of SuDS features.

3. Are consistent with the Cornwall & Isles of Scilly Shoreline Management Plan (SMP2, of 2011, the review of 2016 and any further updates) and with the Perranarworthal Emergency Plan.

4. Are designed to the natural topography of a site rather than levelling so as to support natural drainage and maintain the local landscape character.

7.148 Designers are encouraged to consider the siting and layout of SuDS at design concept stage to avoid them having to be retrofitted as an afterthought into the less appropriate locations. The EA’s surface water flood risk maps provide a useful tool for siting and designing SuDS features to respond to the natural water flows in an area.

Policy 25: Natural Flood Management Solutions

Justification

7.149 Given the rural nature of the parish there could be good potential for Natural Flood Management and land management solutions which could provide additional biodiversity and recreational benefits, as well as funding opportunities for landowners. These will help tackle the impacts of climate change, improve biodiversity and aid rural industries that involve land management responsibilities. Some NFM measures like ponds, wetlands and woody dams may require planning permission.

Intention

7.150 To support gains in biodiversity, recreation and the viability of rural businesses.

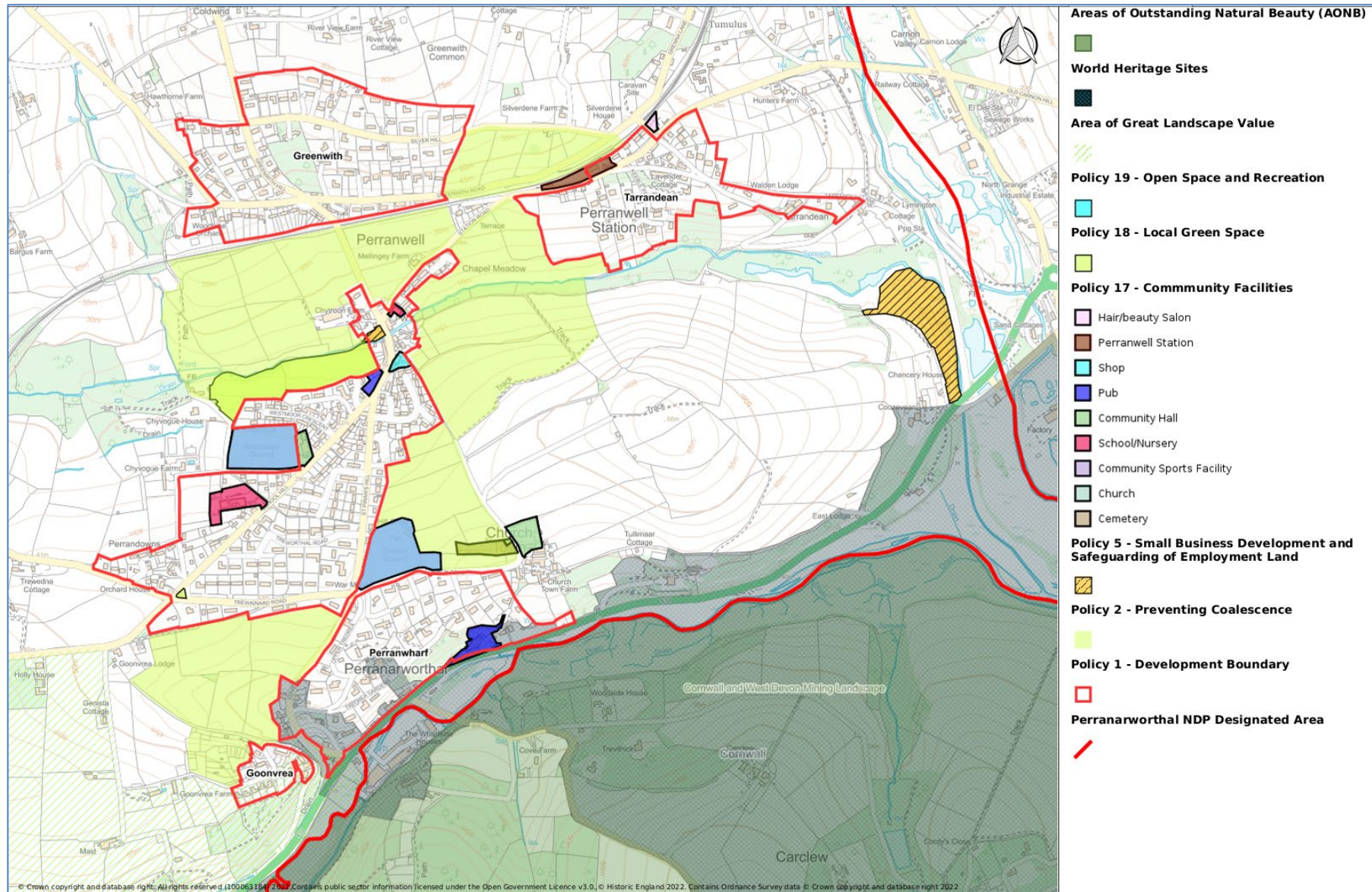
Policy 25 Natural Flood Management Solutions

Measures designed to manage flooding which require planning permission will be supported. They should incorporate methods which contribute additional biodiversity and recreational benefits wherever possible.

7.151 Various natural flood management opportunities, particularly involving tree planting, have been identified by the Environment Agency here: [ArcGIS - Mapping Potential for WWNP](#).

7.152 The detailed evidence relating to this section may be accessed through this link: [Climate Change Evidence Base](#)

Proposals Map



For zoomable map click here: [ZOOM MAP](#)

8. Community Projects

- 7.153 In addition to the planning policies in this NDP aimed at securing the vision and objectives set out in in Section 5, there are several community initiatives that will also contribute and which this NDP supports.
- 7.154 The Parish Council has also compiled a list of 'jobs that need doing' within the parish, some of which have been completed and others are In hand. In addition, throughout the process of producing the PNDP, numerous community consultations, via postcards to youth drop-in events to the residents' survey have produced a list of future projects the community would like to see undertaken in Perranarworthal. This is in addition to the public consultations that the Perranwell centre committee have carried out.
- 7.155 A lot of these jobs are the responsibility of Cornwall Council and so the Parish Council is limited in what it can actually do. They are also beyond the legal remit of what can be achieved through this NDP. However the Parish Council will always make representation to Cornwall Council to ensure they are delivered.
- 7.156 These initiatives and jobs include:

Road Safety: improving traffic management in the Parish through;

- a program of changes to road access rules, temporal restrictions and driver education including awareness raising with the young residents via the school and initiatives such as Community Speedwatch
- A traffic survey both through the village and along the A39
- Improved public parking in the centre of the village, ensuring improved accessibility and parking for people with disabilities, mobility scooters and wheelchair users.

Community Facilities and Services: initiatives to enhance improvements to sites and services which contribute to community well-being:

- Public toilet in the King George V Playing field
- Creation of a youth club
- Youth council with representation on the Parish Council
- Modernisation of and improved facilities at the Perranwell Centre (Village Hall)
- Levelling of the King George V playing field and improved equipment, to include fitness/gym equipment for young people and adults
- Construction of cycleways and improved connectivity for pedestrians
- An artisan/craft centre and small business space
- Increased places for people to meet in all weathers.
- Participation in The Tour of Britain Community Land Art Competition (Sep 2021)
- Public access nature reserve

Community Emergency Planning: preparing a community Emergency Plan.

Making representations to Cornwall Council and other agencies: to encourage various improvements to the infrastructure (sewage system, water supply, highway design and maintenance etc).

9. Glossary of Abbreviations and Explanation of Terms Used

Affordable housing. Social rented, affordable rented and intermediate housing (including shared ownership and low-cost purchase), provided to eligible households who cannot afford to occupy houses generally available on the open market. Under **Policy 8** all new housing schemes where there is a net increase of more than five dwellings must contribute towards meeting the affordable housing need in the plan area.

AGLV Area of Great Landscape Value. An area of land in England which is considered to have a particular scenic value and is therefore given a degree of protection by local authorities. If an area is designated as an AGLV then development is restricted, especially if it will affect the distinctive character or quality of the landscape.

Ancient Monument. An early historical structure or monument worthy of preservation and study, due to its archaeological or heritage interest, as defined by the Ancient Monuments and Archaeological Areas Act 1979. As with Listed Buildings, the formal list is managed by Historic England.

AONB Area of Outstanding Natural Beauty (Specifically Cornwall AONB, South Coast Central section) An area of countryside which has been designated for conservation due to its significant landscape value. Areas are designated in recognition of their national importance by Natural England. Areas of Outstanding Natural Beauty enjoy levels of protection from development similar to those of UK national parks but unlike national parks the responsible bodies do not have their own planning powers. They also differ from national parks in their more limited opportunities for extensive outdoor recreation.

Better places to Live – by Design. A Companion Guide to Planning Policy Guidance 3.-GOV.UK

Biodiversity Used to describe the whole variety of life on Earth. It includes not only all species of plants and animals but also their complex ecosystems. It ranges from species and habitats that are considered commonplace to those considered critically endangered.

Brownfield Land. Land within, adjoining or well-related to a settlement previously developed or damaged to such an extent that it has no other beneficial use, for instance containing a ruined or derelict building or structure for which permission had previously been obtained. It would not, for example, include a ruined agricultural building that had fallen out of use.

CA Conservation area. An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1991, whose character and appearance are desirable to preserve and enhance. There are special rules on some development in conservation areas.

CC Cornwall Council

CIL Community Infrastructure Levy A charge which can be levied by local authorities on new development to provide infrastructure for the area.

Climate change mitigation. Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

CLP or LP Cornwall Local Plan Was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This covers the period up to 2030 and replaces the Local Plans of the former District and Borough Councils

CNA Community Network Area

CROW Countryside and Rights of Way Act 2000

Curtilage. The area normally within the boundaries of a property surrounding the main building and used in connection with it.

CWS Cornwall Wildlife Site(s) The most significant areas of semi-natural habitat in Cornwall outside statutorily protected sites such as Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs). Their existence will be taken into account when planning application is made or there is proposed change of land use.

CWT Cornwall Wildlife Trust A voluntary body that cares for wildlife throughout the county and manages several Wildlife Sites (e.g. Devichoy's wood in the parish of Mylor)

DAS Design and Access Statement Part of the Planning Application Process

DECC Department of Energy and Climate Change

EA Environment Agency

Ecotone: a zone of transition from one major vegetation community to another (source: The Complete A-Z Geography Handbook; Skinner, Redfern and Farmer)

Flood Risk Assessment. An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Geodiversity. The natural range (diversity) of geological features (rocks, minerals, fossils, structures), geomorphological features (land forms and processes) and soil features that make up the landscape.

GHG Greenhouse Gas A gas which has the ability to radiate back to earth some of its naturally occurring heat. Large quantities lead to climate change.

Historic built environment Buildings and structures that display the interaction between people and places through time.

HNS Housing Needs Survey

Infill Infilling is defined as the filling of an empty space between existing structures within the settlement boundary while not physically extending the settlement into the open countryside. (See also **Rounding Off**)

LP Local Plan See above CLP Cornwall Local Plan

LPA Local Planning Authority The public authority (in our case Cornwall Council) whose duty it is to carry out specific planning functions for a particular area.

NDP Neighbourhood Development Plan

NPPF National Planning Policy Framework. This sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

NPPG National Planning Practice Guidance A web-based resource that brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars that had previously given guidance on many aspects of planning.

Open space. Largely undeveloped areas close to or within towns and villages which are important in terms of their contribution to the form, environmental quality and character of the settlement. They can offer important opportunities for sport and recreation and can act as a visual amenity.

PDR Permitted Development Rights The planning terms that detail what different land users can do to their buildings and or land without the requirement for planning permission.

Policy 6 Housing mix (This and the following are strategic policies in the Cornwall County Council Local Plan, 2016)

Policy 7 The development of new homes in the open countryside will only be permitted where there are special circumstances.

Policy 8 See above 'Affordable housing'

Policy 9 See below 'Rural exception sites'

Policy 10 Managing viability. 'Where the Council is satisfied.....that the proposal cannot deliver the full quota of affordable housing with affecting the viability of the scheme to such an extent that it cannot proceed, it has the right to vary other policies to achieve viability.'

PPS Planning Policy Statements

Pre-App Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre- application discussion enables better coordination between public and private resources and improved outcomes for the community. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage.

Principal Residences Are those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home.

PRoW Public Right of Way A route over which the public have a right to pass and repass. The route may be used on foot, on (or leading) a horse, on a pedal cycle or with a motor vehicle, depending on its status. Although the land may be owned by a private individual, the public may still gain access across that land along a specific route. Public rights of way are all highways in law.

Rounding off. The use of a site which is outside the settlement boundary and yet is substantially enclosed on three sides with the fourth side being clearly defined by a feature such as a road. (See also **Infill**)

Rural Exception Site (Policy 9) Sites used for affordable housing in perpetuity which would not normally be available for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents, or have an existing family or employment connection.

SA Sustainability Appraisal The consideration of policies and proposals to assess their impact on sustainable development objectives.

SA Sustainability Assessment An appraisal method. It is conducted for supporting decision and policy-making, not just technically and scientifically but also in a broad environmental, economic and social context.

SAC Special Area of Conservation An area given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

SC Sustainability check The check carried out to establish the sustainability of the NDP

SEA Strategic Environmental Assessment A procedure which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Section 106 The section of the Town and Country Planning Act 1990 that provided for the creation of planning obligations, now replaced by Section 46 of the 2004 act. Section 106 agreements allow local authorities to ensure that developers provide the infrastructure needed to support new developments.

Secured by Design. An initiative by the Police Force in the UK to support the designing out of crime. The criteria focuses on the prevention of crime through a number of different methods to improve the security of buildings and their immediate surroundings and provide safe places to live, work, shop and visit.

Settlement Boundary The defined boundary around a settlement within which any normal development (subject to other policies) may take place. Development outside the boundary may only take place in Mylor Parish under Policy 9 of the Local Plan.

SPA Special Protection Area An area which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

SPD Supplementary Planning Document

SSSI Site of Special Scientific Interest. A site designated by Natural England under the Wildlife and Countryside Act 1981. A Site of Special Scientific Interest (SSSI) is a formal conservation designation for an area which is of particular interest because of its fauna, flora or geological or physiological features; in other words, these areas have extremely high conservation value.

SUDS Sustainable Urban Drainage Systems

Sustainable Development. Development that meets the needs of the present, without compromising the ability of future generations, to meet their own needs (and so '**Sustainability**').

TPO - Tree Preservation Order A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

WHS World Heritage Site A site listed by UNESCO as an area of cultural or natural value considered to be of outstanding universal value that deserves protection for the benefit of the community.

Wildlife Corridor. An area of habitat connecting wildlife populations separated by human activities or structures.